

60 Upper Yango Creek Road, Laguna, NSW 2325

Sold Lifestyle

Thursday, 5 October 2023



60 Upper Yango Creek Road, Laguna, NSW 2325

Bedrooms: 2

Bathrooms: 1

Parkings: 6

Area: 50 m2

Type: Lifestyle



Kurt Musgrove
0249988383



Garry Musgrove
0429663026

\$1,650,000

Perfectly positioned only 5 minutes' drive from the main road and Laguna Trading Post, this 50.74ha (125 acre) rural holding presents a rare opportunity to purchase a prime piece of beautiful Laguna, to build your dream home (STCA) or enjoy the existing rustic weekender in the Lower Hunter Valley. Boasting approximately 35-40 arable acres of undulating pasture with three dams, creek frontage and a water bore, the property is suitable for horses and other livestock with 6 stockproof fenced paddocks. A rustic timber retreat, full of character, sits nicely on a grass plateau with a spectacular North-East aspect. Fully equipped as a great weekender or temporary accommodation while you build, the retreat has a functional kitchenette, loft/mezzanine and separate sleeping quarters. The view from the front verandah is stunning, the perfect place for sundowners after a hard day's work on the farm. A pristine inground swimming pool with a cabana takes advantage of the views, ideal for the summer months. Nicely separated to the Retreat the pool has been strategically positioned to allow plenty of space for a house build either side. Two large farm sheds will look after all the tools, equipment and toys involved with the farm. Having mains power, 9000gal (35,000L) of tank water, satellite internet & Optus mobile service, the country life has never been so easy. There is also an established fruit orchard near the retreat which is irrigated from the dams and a header/gravity fed tank. While a good portion of the land is arable pasture, there are also tracks through the bush land component of the property for anyone into horse riding, bike riding & bush walking. For further details on this magnificent acreage, contact Kurt Musgrove 0497 281 475 or Garry Musgrove 0429 663 026. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Property Code: 359