

75 L3 Access, Laguna, NSW, 2325

Acreage Semi-rural For Sale

Tuesday, 10 September 2024



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Bedrooms: 2

Bathrooms: 1

Type: Acreage Semi-rural



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Eclectic Studio Retreat Full of Charm & Character

Looking for a peaceful sanctuary away from busy city life? Slow living with nature on your doorstep? This gorgeous, open plan retreat gives you all that and more where you'll feel a million miles from Sydney yet it's only 90 minutes away. Set on 40 acres (16.18ha) of pristine native bushland, you'll discover the simple things in life like a starry night, rain falling on a tin roof and eating produce from your own garden, outdoors with friends.

Currently used as an artist's studio, the salvaged-style structure has been eclectically curated, upcycling many beautiful materials such as vintage stained-glass windows, reclaimed red gum timber flooring and a Tuscan style brick paved kitchen. The brick paving extends outdoors offering a large undercover entertainment or creative space. The cathedral style high ceiling floods the interior space with light from celerestory windows and a separate sun room is the perfect creative space for artists providing inspiration (or distraction) out the surrounding windows. A spacious bathroom comprises shower, a large cast iron bath and two walls of floor-to-ceiling reclaimed windows creating the feeling of being outdoors while soaking in the tub as native wildlife visit your own backyard. The bird life is abundant, a birdwatchers dream! Melodious lyre birds, colourful parrots including the vulnerable gang gangs, playful wagtails and finches frequent this safe haven. Gathering at the dam are graceful herons and cormorants. Nature lovers will be in their absolute element here!

Completely self-sustainable (no water or electricity bills) this property runs off-grid on solar power with battery storage, rain water tanks (3 x 9,000L tanks) and bottled gas. Established vegetable gardens, a fruit orchard and chicken pen offers a sustainable alternative to buying food. Here you can grow your own produce and live off the land. Other services to the property include good internet (ADSL) and landline phone connections plus a composting toilet system and a slow combustion fire. A large dam holds approximately 300,000L when full and is home to yabbies and turtles as well as attracting other native wildlife such as wallabies, wombats, goannas and abundant birdlife. It is also deep enough for a refreshing swim to cool off.

The north facing studio retreat is perfectly positioned on a large elevated flat plateau with plenty of space for parking, camping and entertaining outdoors sheltered by native gardens. Its stunning natural bush landscape has magnificent sandstone rock formations and caves. A firepit & seating area takes advantage of the natural rock plateau with an amphitheatre-like outlook over the valley and mountains protecting the property. This land also incorporates some meadowy, grassy valley floor areas adjoining an ephemeral creek line. The remainder is mostly untouched mountain bush land perfect for exploring along partially cleared walking tracks.

A smaller separate studio building offers possible extra accommodation for guests, a kids' sleepout or another great space for creativity. Two storage sheds and a large two bay woodshed offer plenty of space for tools and equipment.

The property is 2WD accessible and located only 12 minutes' drive to Laguna Village & Trading Post where you'll find a local Providore, café, bar & restaurant. There is also a local primary school and community swimming pool in the village. It is approximately 20 minutes' drive to historic Wollombi Village with cafes, art galleries and tavern. There's also the white sandy beaches & cultural vibes of Newcastle and Central Coast just over an hour away.

This property has no building entitlement, although that does not change the value of the property as a perfect weekend, artist retreat or family getaway.

For further details or to arrange a private inspection, please contact Kurt Musgrove 0497 281 475 or Garry Musgrove 0429 663 026.

Property Code: 412