

# Lot 21 Watagan Creek Road, Laguna, NSW 2325

## Lifestyle For Sale

Wednesday, 17 April 2024



Lot 21 Watagan Creek Road, Laguna, NSW 2325

Area: 44 m2

Type: Lifestyle



Kurt Musgrove  
0249988383



Garry Musgrove  
0429663026

## **GUIDE: \$1,200,000**

Offering magnificent vistas from many vantage points, this 44ha (108 acre) rural holding is a first-class acreage that ticks every box for those wanting to embrace the country lifestyle. Part of 'Oaklyn', a farm held by the same family for generations, the property is well setup for cattle farming with around 60-70 arable acres, multiple stockproof fenced paddocks, two good dams and a beautiful semi-permanent creek line meandering through the lower flats. In the 'high-country' you will be amazed by the scenic views of rolling green hills and enormous rock escarpments while looking over cattle grazing in the paddocks, prolific birdlife and wallabies wandering through the landscape. There are multiple potential building sites (STCA) with mains power available close-by to one of the best potential building sites with a stunning north aspect. Being over 40ha under the RU2 zoning, the land qualifies for a dwelling entitlement allowing you to build your dream country home in one of the most glorious valleys you will ever find. Adjoining Corrabare State Forest on the northern boundary gives you thousands of acres to explore into the forest right on your back doorstep. Within the property there is a nice mix of arable pasture ranging from creek flats to elevated rolling hills and then up into the bush land component of the property which is also diverse having different microclimates of lush picture-perfect fern gully's on the south facing hills to sunny eucalypt forest on the north facing hills and amazing rock escarpments throughout. The property has easy 2WD access from a council-maintained gravel road. Watagan Creek Road splits the property which allows easy access to both sides and multiple entry points into different sections of the land. Located approximately 20mins drive from the Laguna Trading Post and within 2 hours' drive of Wahrenonga/Sydney, the property is situated in a very quiet rural area while still being close enough to a great coffee shop/restaurant and providore along with Laguna Primary School and the historic Wollombi Village close by as well. For further details on this glorious acreage, please contact Kurt Musgrove 0497 281 475 or Garry Musgrove 0429 663 026. The property is identified as Lot 21 DP1233306 and is part of 1473 Watagan Creek Road, Laguna. 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: 388