

179 Cagney Road, Laguna, NSW, 2325

Rural For Sale

Tuesday, 1 October 2024



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Bedrooms: 3

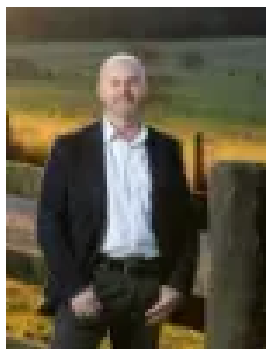
Bathrooms: 2

Parkings: 2

Type: Rural



Kurt Musgrove



Garry Musgrove

'One-of-a-Kind' - Sustainable Stone & Timber House on 42 Private Acres

Nestled on a grassy plateau, this unique hand-crafted home reflects the romance of an Australiana bush house perfectly complementing the surrounding natural environment.

Stunning native bushland and abundant wildlife encompass the property with amazing rock escarpments, intriguing bushwalks and most of all, absolute peace and quiet!

The 17.24-hectare (approx. 42 acre) property offers a rustic lifestyle complete with new and upgraded infrastructure in an area that is easily accessible from Sydney, the Central Coast and Newcastle.

Totally 'off grid', the home runs on a large solar system with batteries, tank water (in excess of 60,000L) and septic. Well established vegetable gardens and fruit trees enable a self-sufficient lifestyle where you can live from the land without relying on the outside world.

The character-filled home comprises open plan living spaces, a quaint country-style kitchen, two bedrooms each with a scenic view and two bathrooms. A large, hand-built sandstone open fireplace with cast iron swing arms for cooking is centrally located within the open-plan living area, ideal for the winter months, creating a place of warmth to gather with family and friends. Adjoining the living area is a split-level dining space in a circular stone room with lovely stained-glass windows and cypress pine beams which are a prominent feature throughout the home. A mix of hardwood timber & slate tile flooring complement the extraordinary hand-made construction.

The huge master bedroom features a large living space with beautiful sandstone walls and a modern country ensuite with bath & shower. Reverse cycle air conditioning, gas heating and multiple slow combustion fireplaces will keep you comfortable all year-round.

A long, outdoor, undercover stone verandah takes advantage of the property's outlook into the valley and across to the bushland ridge line. The land includes a couple of acres of grass pastureland and the potential to create more paddocks by clearing some regrowth if required. A seasonal creek line and two dams are also situated on the property. The natural scenic bushscape is a nature-lover's dream location!

A large timber barn shed makes the perfect workshop with a second story ideal for storage. A cute timber artist studio is also situated next to the barn with its own slow-combustion fireplace and tank water ready for connection, which could also make another great space to accommodate guests with a third bedroom separate to the main house.

There is also an authentic Mongolian Yurt on the property which is an optional separate purchase. The yurt is built on a large round hardwood deck platform in a tucked-away part of the valley which could also make a great camp site if the Yurt is not your thing.

Just a short drive of around 10km's (20mins) to the Laguna Trading Post, and the historic Wollombi Village a few more kilometres down the road with cafes and restaurants for food lovers and the Hunter Valley wine region an easy drive away, you will love the country village feel while still having your home hideaway. The property has easy access to Sydney and would make an ideal weekend retreat for city folks, or those wishing to relocate permanently and enjoy the Hunter Valley lifestyle.

For further details please contact Kurt Musgrove M:0497 281 475 or Garry Musgrove 0429 663 026.

Property Code: 418