

**2878 Laggan Road, Laggan, NSW, 2583**



**Rural For Sale**

Thursday, 24 October 2024

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Type: Rural



Dale Cummins

## Relaxed Rural Lifestyle "THROSBY"

Discover the perfect blend of modern comfort and rural charm with this exceptional lifestyle property.

Set on 2.851 hectares (7.04 acres) of beautifully divided paddocks, this private oasis offers an idyllic setting to raise a family or invest in a dream country lifestyle.

The home features a gourmet kitchen with induction cooktop and stunning Statuario quartz stone benchtops, while spacious bedrooms come complete with robes, new carpets, ceiling fans, and double-glazed windows throughout for year-round comfort. The open verandas offer breath-taking country vistas, ideal for relaxing or entertaining.

Eco-friendly and self-sufficient, this property includes an 8kW solar system with micro-inverters, a solar/electric heat bank, and a massive 110,000L water tank, as well as two spring-fed dams stocked with native fish. Outdoors, enjoy a landscaped garden, tennis court, and even an outdoor bath for true relaxation.

Perfect for horse lovers or hobby farmers, the property is divided into 5 paddocks, with ample storage, a double garage, double carport, and additional external storage. There's even room to build a second dwelling with views of the nearby Hatherleigh vineyard. Immerse yourself in village life with a short walk to the famous Laggan Hotel, Laggan Pantry, and local markets, and enjoy easy access to schools and bus services.

With unbeatable lifestyle features and warm, welcoming neighbours, this property is much more than just a home-it's a way of life.