

# Parcel D Dairy Arm Road, Laguna, NSW, 2325

## Rural For Sale

Thursday, 1 August 2024



Parcel D Dairy Arm Road, Laguna, NSW, 2325

Type: Rural



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## **119 Acres of Adventure!**

Comprising five titles with a total land size of approximately 48 hectares (119 acres). The property has a broad mix of approx. 40-45 valley floor pastured acres with mountain terrain surrounds, providing the best of both worlds!

There are many potential home sites (Subject to Cessnock Council D.A approval) with three elevated north facing plateau areas looking over the property, perfect for building. A water bore, two existing dams & a trickling creek line supply a good water source for livestock and gardens.

Stunning bushland extends onto the mountain tops and makes this property the perfect place for discovery, exploring many aspects throughout, alive with native fauna and flora. Beautiful rock features, prolific birdlife and a flowing stream will keep you occupied for hours on end, looking for that perfect piece of nature that can only be captured in a wilderness wonderland such as this!

Geographically located within a 122km distance from Sydney CBD, Laguna is positioned in the beautiful historic Wollombi Valley in the Lower Hunter Valley, approximately 90mins drive from Wahroonga/Sydney. The perfect destination for discovering boutique wineries, National parks, local cafés & so much more...

The property is made up of 5 lots identified as:

Lot 3 in DP 1193188

Lot 37 in DP 755230

Lot 195 in DP 632318

Lot 58 in DP 632318

Lot 59 in DP 632318

Things you will love about this 119 acre holding...

- Approximately 48 hectares (119 acres)
- Approx. 40-45 valley floor acres
- Stunning Mountain bushland surrounds
- Many nice potential home sites (Subject to Cessnock Council D.A approval)
- Water bore (needs servicing)
- Two dams
- Creek meandering through the property
- Plentiful native fauna and flora
- Beautiful rock features throughout
- Suitable for livestock - cattle, horses, sheep or alpacas

- Ideal weekender retreat or permanent rural lifestyle property
- Located within an approximate 90 min drive from Wahroonga/Sydney

Contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M:0497 281 475 for further details.

**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: 332