



## "Old Willowvale" Black Winter Truffle Farm

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**502 Bolong Road, Laggan**

**Sold for \$1,850,000 (Oct 03, 2024)**

This stunning 120-hectare rural retreat features 1.5km of Myanga Creek frontage, a charming 1910s farmhouse, an 1860s stone cottage converted to an office, a large truffle plantation and equestrian infrastructure. The recently renovated cedar-clad farmhouse with three bedrooms and one bathroom boasts wrap-around verandas, double-glazed French doors, original kauri floorboards and a Cheminees Philippe fireplace for staying cozy in the winters. Surrounded by four acres of landscaped gardens including fruit trees and vegetable plots, the cottage offers complete privacy and is perfect for relaxing and enjoying the tranquil environs.

The property is completely off-grid and features a modern 2.4kw system providing ample power for all your needs. Superfast unlimited Starlink internet makes it possible to work from home. Additionally, there is a 40 metre x 20 metre horse arena and shelter, perfect for equestrian enthusiasts. The original character-filled shearing shed has been partially restored.

The property boasts six dams, two of which are spring fed, providing plentiful water for both household and agricultural use. There are three main paddocks, allowing for the rotation of livestock and several smaller paddocks for equestrian use.

The seven-year-old irrigated black truffle plantation is in its second year of production and includes approximately 420 hazelnut, French and English oak trees, providing potential income.

<b>Property ID:</b>	L22043144
<b>Property Type:</b>	MixedFarming
<b>Garages:</b>	2
<b>Land Area:</b>	297.0 acres

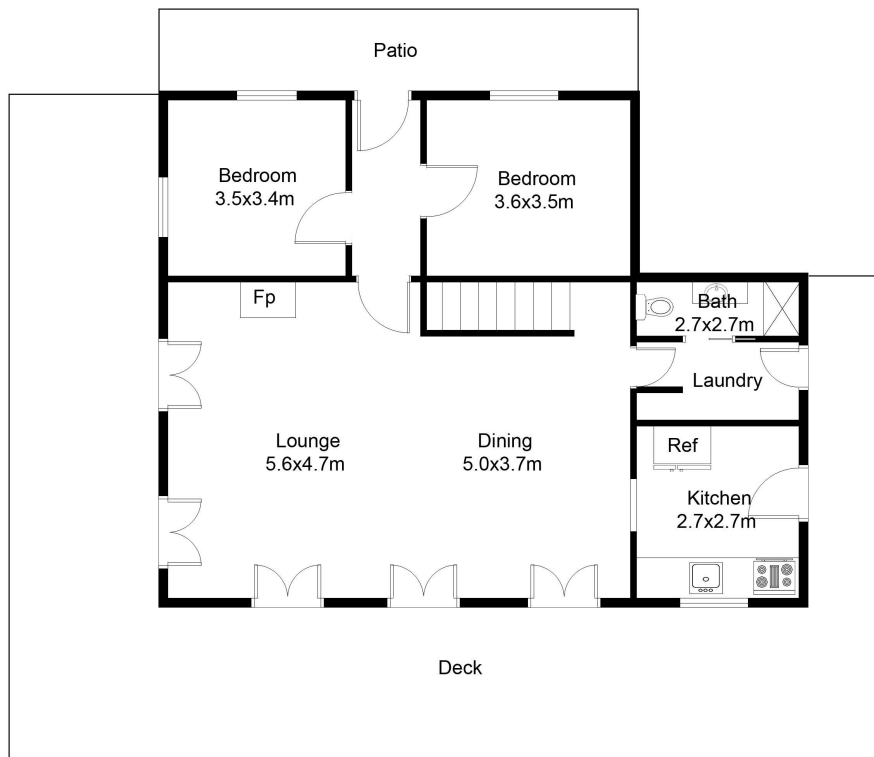
**Nicolas Heath**

0431 474 995

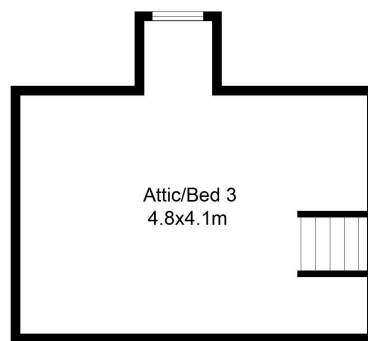
nicolas.heath@goulburn.rh.com.au

Located 20 minutes from the charming country town of Crookwell with amenities that schools, a hospital, a supermarket and cafes, two hours from Canberra and three-hour from Sydney, this property is a true paradise for those seeking a self-sufficient lifestyle and the beauty of rural living. With its peaceful natural surroundings, modern amenities, and potential for agricultural income, 'Old Willowvale' offers a unique and desirable opportunity for buyers looking for the perfect retreat.

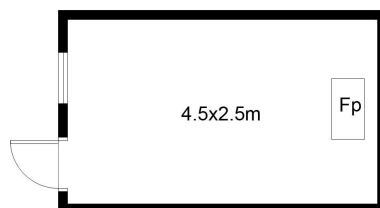
To arrange your private inspection of this one of a kind property Call Nic on 0431 474 995



GROUND FLOOR PLAN



FIRST FLOOR PLAN



COTTAGE

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.