



**664 Green Gully Road Mudgee NSW**

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Discretely nestled in your own extremely private retreat, set on 35 acres Sydney side of Mudgee, offering a unique self-sufficient, eco-friendly lifestyle with no electricity bills.

- Four large bedroom with robes - master with en-suite
- Large well-appointed custom made kitchen, range master double oven gas stove, walk in pantry, Caesar stone bench tops and quality appliances
- Light filled generous open plan living and dining areas
- Both bathrooms are ultra-modern mixed with character featuring a claw foot bath and luxury fittings
- Massive covered entertaining deck perfect for all seasons
- Teenagers retreat - Second accommodation with combustion fire place & power connected
- Large wine cellar- fire shelter fully ventilated with power, water connected for bathroom and toilet
- Water is plentiful with approximately 20,000 gallons of rainwater storage and a reliable bore - with Garden sprinkler off spring fed dam
- Power supplied by a high grade solar system with 7KVA backup generator, more than adequate to run the home
- Substantial shedding has been erected with two bay + workshop lock up garage, large carport, two garden sheds

**Price** : \$ 512,500  
**Land Size** : 14.21 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658826>



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