



402 Green Gully Road Mudgee NSW

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Nestled in a picturesque setting just 25 minutes Sydney side of Mudgee this unique 45.61HA (112 acres) property boasts two dwellings, Substantial shedding & infrastructure.

Every aspect of this property has been carefully planned and executed and resulting in an inviting, easy living country lifestyle with some very impressive attributes

- ? Near new spacious four-bedroom residence built by reputable builder
- ? Four large bedrooms all with robes and ceiling fans - master with ensuite
- ? Wide functional kitchen with quality appliances and butler's pantry
- ? Open planned living dining zones
- ? Living zones flow to alfresco verandah front and rear
- ? Climate control is well catered for with reverse cycle air-conditioning & ceiling fans
- ? Double carport with caravan bay near main house
- ? Granny Flat consists of three bedrooms, kitchenette, power & phone connected
- ? Abundant water throughout the property with two large tanks feeding the main residence, 10,000L feeding the

Price : \$ 585,000
Land Size : 45.61 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5659195>



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