



**664 Green Gully Road Mudgee NSW**

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Discretely nestled in your own extremely private retreat, Escape to the serenity of this remarkable property, perfectly situated just 30kms from Mudgee's CBD. boasting over 14 ha (or approx. 35 acres) of picturesque land, this sanctuary offers a spacious four-bedroom, two-bathroom family home and an additional granny flat, providing ample space for your loved ones and guests.

- Master bedroom offers built-in wardrobe and private ensuite
- Additional three bedrooms all with built-in robes and ceiling fans
- Light-filled open-plan kitchen, dining, and living area with ceiling fans and combustion fireplace
- Modern bathroom with all the essentials
- Stay comfortable year-round with split system air-conditioners and combustion fireplace
- Spacious covered outdoor entertaining deck perfect for hosting all year round
- Presenting a one bedroom, Self-contained granny flat perfect for when family or friends stay
- Boasting a single garage and a double bay 10m x 10m shed, complete with a bathroom, offering versatility for

**Price** : \$ 1,010,000  
**Land Size** : 14.21 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7791429>



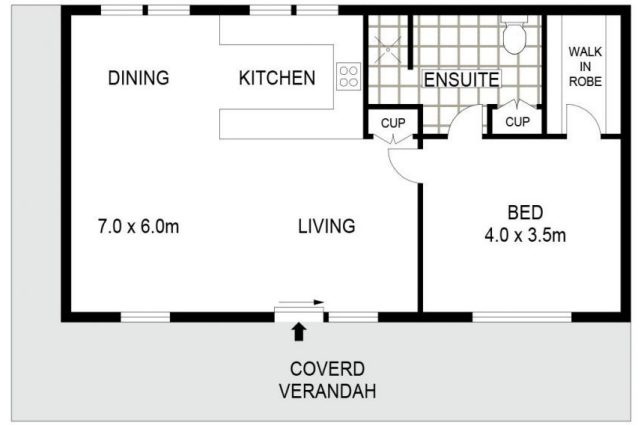
**Alyse Pilley**  
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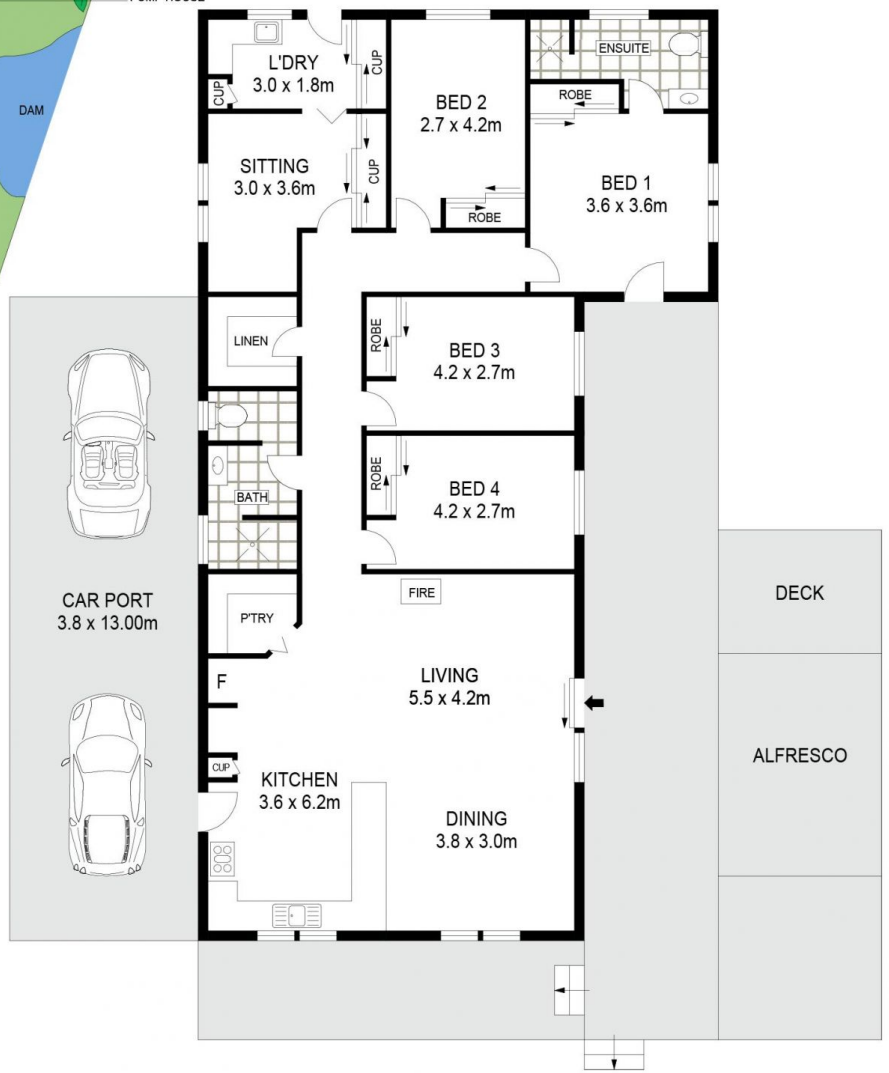
**Annie Christensen**  
02 6372 2222



SITE PLAN (NOT TO SCALE)



GRANNY FLAT



GROUND LEVEL

664 GREEN GULLY ROAD

GREEN GULLY



Floor plans and rooms sizes are indicative only