



772 Green Gully Road Mudgee NSW

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Set in a picturesque, peaceful location and comprising 15.18 hectares with Green Gully Creek running through, this rural lifestyle property is an easy drive south east of Mudgee.

Price : \$ 349,950
Land Size : 15.18 ha
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/5658518>

The spacious weatherboard clad homestead is loaded with character and enjoys an elevated position, pleasant views and while currently a very comfortable home, some cosmetic improvements would make this a very attractive property.

- Three large bedrooms and a study/studio, one bathroom
- Lounge room with open fire place, dining room with pot belly stove, mud room
- Kitchen with electric cooking adjacent to dining area
- Light filled sunroom adjoining sun drenched front verandah
- High ceilings, timber floorboards, well proportioned rooms
- Established shrubs and mature trees surround the home
- Large garage and workshop, garden shed, three tanks
- School bus at the front gate for children
- Power and phone connected, no mobile coverage
- Approximately 27km from Mudgee in the locality of Green