



**545 Green Gully Road Mudgee NSW**

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Embrace the tranquillity of country living while still being a convenient 20 minutes from Mudgee. Whether you're seeking a peaceful rural retreat, a hobby farm, or a place to call home, this property has it all.

- Spacious 3-bedrooms all with built-ins
- Well-appointed bathroom with all the essentials
- Modern kitchen with plenty of storage, gas/electric stove and dishwasher
- Stay comfortable year-round with split-system air conditioning and wood-fire heating
- Approx 50 acres or (20.23ha) of picturesque countryside
- Stunning elevated position with incredible views and privacy from neighbours
- Single-door large shed, side store room, and shipping container for extra storage
- Covered outdoor alfresco area with built-in BBQ and fire pit, perfect for entertaining all year round
- Water is a feature with two dams, ample freshwater storage, and approx. 1km of Triangle Creek running through the property - perfect for panning gold
- Mains power connected and mobile service available
- Fully fenced into 5 separate paddocks

**Price** : \$ 820,000  
**Land Size** : 20.23 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/mudgee/residential/rural/7734262>

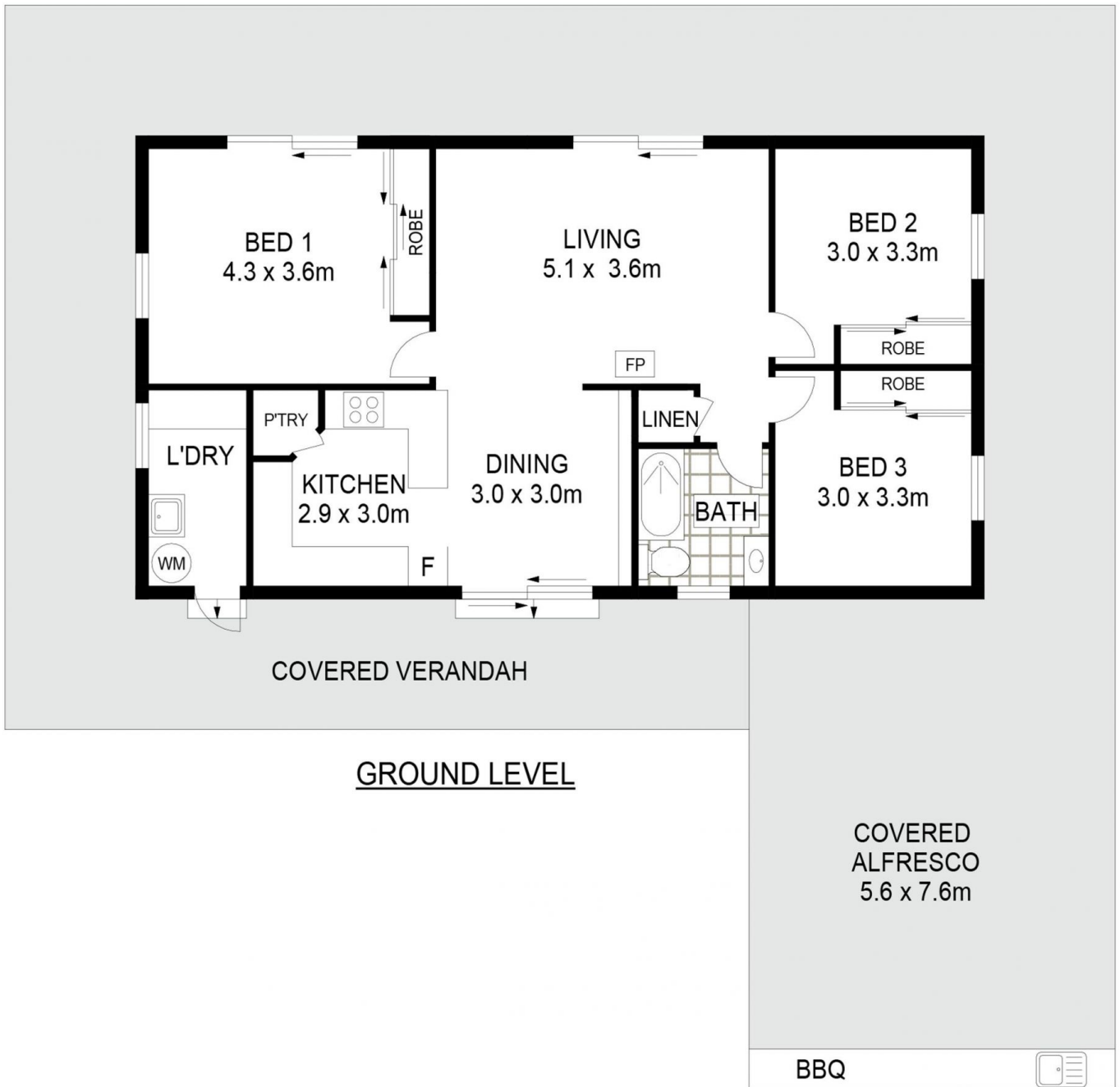


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Floor plans and rooms sizes are indicative only



SITE PLAN

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