

"Gap View" Wells Gully Rd, Muswellbrook, NSW 2333

Expressions Of Interest

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Picture Perfect Rural Lifestyle

"Gap View" - Wells Gully Road, Muswellbrook
131 Ha (324 Ac) • Sandy Creek Frontage • Prestige Rural Lifestyle Holding

Open for Inspection

By Appointment.

Situated on the outskirts of the regional centre of Muswellbrook, "Gap View" is an exceptional 131-hectare (324-acre) rural lifestyle property that perfectly blends productivity, privacy, and modern country living. With fertile creek flats fronting Sandy Creek and an irrigation licence, the property supports reliable fodder production while offering a serene and secluded rural retreat in the heart of the beautiful Upper Hunter Valley.

The homestead at "Gap View" is of outstanding quality and generous scale, designed for relaxed family living and entertaining. Privately positioned and overlooking a picturesque dam, the home enjoys peaceful rural views framed by majestic gums and lush lawns. The setting provides an unrivalled sense of privacy and tranquillity.

Inside, the residence offers five spacious bedrooms plus a large home office or sixth bedroom, all with double built-in wardrobes, while the main suite features a walk-in wardrobe. There are three separate toilets for family convenience, and the extra-large country kitchen forms the heart of the home. Comfort is assured year-round with a 28kW 3-phase ducted air-conditioning system, full insulation to the roof, ceiling and walls, and ceiling fans in all bedrooms and the family room. Additional features include two 300-litre heat-pump hot water systems, 45,000 gallons of rainwater storage (with hard water connected to toilets and laundry), and a Bio-cycle septic system. Energy efficiency is a standout feature, with a 17kW 3-phase solar system providing substantial power savings and sustainability.

Outdoors, the property excels in lifestyle appeal. A 6-person spa, accessed directly from inside the home, adjoins a sparkling saltwater pool, both positioned to make the most of the peaceful rural outlook. The expansive covered entertaining area is ideal for gatherings in all seasons, featuring shutters, drop-down blinds, ceiling fans, and a built-in extraction fan for the BBQ. A large storeroom is attached to the rear of the garage for added practicality.

The working infrastructure at "Gap View" is equally impressive, with ample shedding, hay sheds, a machinery shed, and well-designed cattle yards, supporting both productivity and functionality.

Water:
81 MEG WAL + there is an easement to the Hunter River and the allocation (22MEG) that can be purchased by a successful buyer. Plus a stock and domestic allocation.

Listed By

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