

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

Contact Agent

Lifestyle   



A Production Ready Picture Perfect Rural Lifestyle + Develop

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

Open for Inspection

By Appointment.

Positioned just minutes from the thriving regional centre of Muswellbrook in the renowned Upper Hunter Valley, "Gap View" presents a rare opportunity to embrace a superb rural lifestyle without sacrificing convenience. Here, you can enjoy the space, privacy and tranquillity of country living while remaining within easy reach of schools, shopping, services and community amenities - the perfect balance between town and country.

Spanning 131 hectares (324 acres), the property showcases highly productive country, with fertile alluvial creek flats fronting Sandy Creek. The quality of the soils, combined with a secure irrigation licence, underpins reliable fodder production and grazing capability, making this not only a beautiful lifestyle holding but a genuinely productive rural asset. The balance of open grazing land and natural tree shelter provides both functionality and an idyllic landscape of sweeping views and established gums.

Privately set within this picturesque environment, the homestead is a residence of outstanding scale and quality. Overlooking a tranquil dam and framed by manicured lawns and majestic shade trees, the home enjoys an exceptional sense of peace and seclusion - a true retreat at the end of each day.

Designed for relaxed family living and effortless entertaining, the residence offers five generous bedrooms plus a substantial home office or sixth bedroom, all with double built-in wardrobes, while the master suite includes a walk-in robe and ensuite. Three separate toilets add family convenience, and the expansive country-style kitchen forms the welcoming heart of the home.

Year-round comfort and efficiency are assured with a 28kW 3-phase ducted air-conditioning system, full insulation throughout, and ceiling fans in all bedrooms and the family room. Two 300-litre heat-pump hot water systems, 45,000 gallons of rainwater storage, and a Bio-cycle septic system enhance sustainability. A substantial 17kW 3-phase solar system further elevates energy efficiency, significantly reducing power costs and reinforcing the property's self-sufficient appeal.

Outdoors, the lifestyle offering truly shines. A six-person spa, accessed directly from the home, adjoins a sparkling saltwater pool - both perfectly positioned to capture the peaceful rural outlook. The expansive covered entertaining area is designed for year-round enjoyment, complete with shutters, drop-down blinds, ceiling fans and a built-in BBQ extraction system. Practicality is equally well considered, with extensive shedding, hay storage, a machinery shed and well-designed cattle yards supporting the property's productive capacity.

Listed By

Stephen Johnston

