



## 37 Dolahentys Branch Road McCullys Gap NSW

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Situated on 16 Acres just 10 minutes from Muswellbrook this is a beautiful lifestyle property. The land is fully fenced with a creek running through it which holds water most of the time. There is also a fully equipped bore which feeds a trough & 90,000 litres of fresh water storage. The home presents in excellent condition throughout, having been freshly painted & new flooring installed. There are 4 big bedrooms, all with built in robes & ceiling fans & the main with a new ensuite & a walk in robe. The kitchen is new & features a dishwasher, electric oven & cooktop & a walk in pantry. There is a huge open plan living area at the front of the home with a combustion fire & r/c air conditioning & a 2nd big living area at the rear. There is a fully enclosed entertainment area with gauze on one end and glass on the other. For storage there is a 3 bay shed with power. Also included in the sale is a tractor & slasher. This lovely peaceful property is extremely well maintained ready for

**Price** : \$ 970,000  
**Land Size** : 64749.7 sqm  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/mccullys-gap/residential/acreagesemirural/7957017>



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