



## 1315 Sandy Creek Road Muswellbrook NSW

4 2 3

Situated on 6.8 Acres just 10 minutes from Muswellbrook. This is a fabulous spot to raise the family. The land is divided into 2 portions with a big flat house yard & a fenced paddock at the rear running down the creek. The home was built by the vendors & has been extremely well maintained. There are 4 bedrooms, 2 with built in robes & one with R/C Air. The main lounge at the front of the home is large & there is a 2nd open plan living area with R/C A/C & a combustion fire off the kitchen and dining. The kitchen is in excellent condition with a dishwasher, electric stove and breakfast bar. There are 2 bathrooms & a big laundry, plus a utility room in the centre of the house which could be utilised as an office. Ducted vacuum is also connected. Outside is a covered alfresco area & verandah's at the front & side over looking the beautifully established lawns &

**Type** : Rural  
**Price** : \$ 810,000  
**Land Size** : 6.8 Acres  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/muswellbrook/residential/rural/8027311>

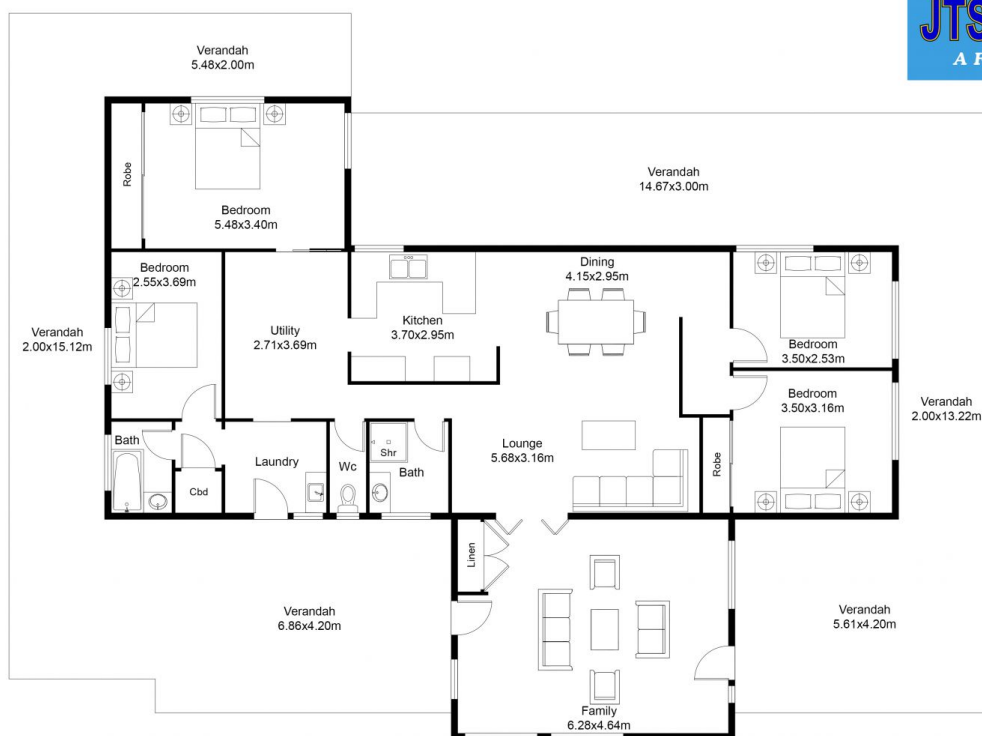


**Jay Shepherdson**  
 02 6541 5331



**Fin JTS Realty**  
 02 6541 5331

[For full version visit the website](https://www.jtsrealty.com.au)



## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

**1315 Sandy Creek Road, McCullys Gap, NSW 2333**