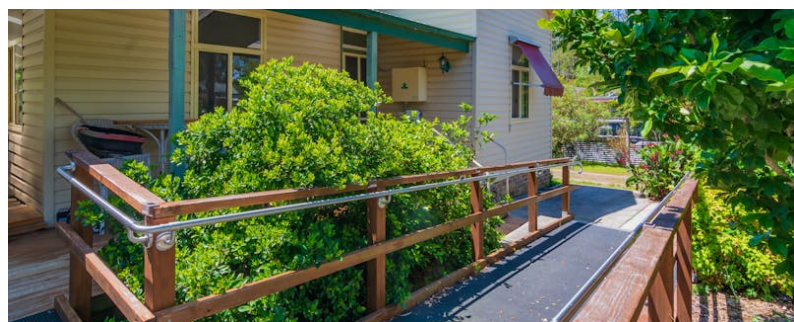




35 High Street, STRATFORD, NSW 2422

The Beauty of a Country Home

In the small country town of Stratford, just *10 minutes' drive south of Gloucester, is this lovely 3-bedroom 1-bathroom home, set on a spacious block of land, with 2 street frontages.

With all the appeal of an original country cottage, the weatherboard home has such pretty features. It also has the benefit of being disability friendly. There's an entryway ramp plus steps to the front verandah, so you can choose to use which suits.

The beautiful original solid timber door opens to a hallway which hints at the 11ft ceilings & decorative finishes to follow. Three bedrooms, all spacious, are along the way and then it opens out to the lounge room with a door opening to the side verandah. The home has ducted air con and ceiling fans. Decorative plaster work and pretty glass details catch your eye and remind you of the homes history.

The eat-in kitchen features laminate bench tops, timber cabinetry, electric oven, exhaust range, gas cooktop, dishwasher plus plenty of storage.

The bathroom is also disability friendly with grab rails, walk in shower, disability wc and handbasin.

A multi-purpose central room at the rear, is perfect for either a dining area, living space, office or storage, leads you through a glass sliding door to the back verandah and yard.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: L35603599

SALE DETAILS

\$500,000 to \$550,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

A 22-panel solar system is in place plus it has mains power. There is an onsite waste management system, rainwater tanks and instantaneous gas HWS. The home has been re-piered and re-wired, and the current owners replaced the roof.

The property is fully fenced, has a remote-controlled driveway gate, single garage plus large powered colorbond shed with lockup area and open bay.

With its over half an acre size block, backyard street access, lots of established fruit trees and mature gardens, the property would suit anyone who enjoys gardening. It's also perfect for those wanting to achieve a little self-sufficiency.

This really is small-town living at an affordable price, but it's not compromised by inconvenience.

Stratford school plus a fuel station with grocery items and a takeaway service are walking distance away. Gloucester with all its amenities such as Woolworths, IGA, pubs, clubs, sporting facilities, schools, business and industrial areas plus cafes and restaurants is all just *10 minutes away.

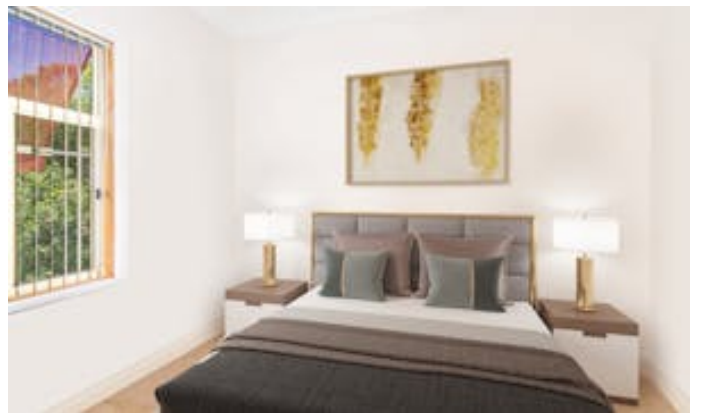
Call Denise Haynes for further information or to book an inspection 0414 725 482

*approximately

Elders Real Estate R&R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. Some virtual furniture has been applied to photographs.

Other features: Close to Schools, Disabled Access

- Land Area 2,023.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- Floorboards







35 High Street, Stratford, NSW, 2422

Internal Floor Area: 97m²
Land Area: 2023m²

Plans and dimensions are depicted as accurately as possible
however, these plans are to be used as a guide only
as variations may be possible.