



200 Black Camp Road, NOOROO, NSW 2415

The Ultimate 100 Acre Off-Grid Retreat!

Escape to your own private getaway with this 100-acre lifestyle property, a unique offering that combines seclusion, convenience, and versatility. Located just a short drive from the township of Stroud and featuring a blend of cleared grazing land and natural bushland, making it ideal for those looking to run livestock, enjoy nature, or build their dream home in a tranquil setting.

At the heart of the property sits the ultimate off-grid retreat, a thoughtfully designed 18m x 6m Colorbond shed, positioned to take full advantage of the sweeping views. This north-facing, weekender is built for comfort and functionality, insulated and lined with premium Russian Birch, creating a warm and inviting space. Powered by an approx. 5kW solar and battery system, ensuring complete energy independence. The divided internal areas offer a clever and practical layout, including:

- A kitchenette with modern conveniences
- Slow combustion wood fire heater
- Reverse-cycle air conditioning for year-round comfort
- Gas hot water system

TYPE: Sold

INTERNET ID: L35603607

SALE DETAILS

\$750,000 to \$800,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Rikki-Lee Day
0427658146

- Free standing internal bath & an outdoor shower for a refreshing experience under the open sky.

The thoughtful design seamlessly blends indoor and outdoor living. Once the roller doors are raised, custom stacking screen and glass sliding doors open up to bring the outside in, allowing you to fully immerse yourself in the natural surroundings while remaining protected from the elements. Whether you're enjoying your morning coffee while watching the sunrise or stargazing at night, this space offers a unique connection to nature that is truly unparalleled.

Adjoining the shed is a large carport area that also serves as an outdoor entertainment space. Featuring a stainless steel sink and benchtops, this area is perfect for hosting gatherings, preparing meals, or simply unwinding while taking in the surroundings. Imagine spending your evenings around a crackling campfire, sharing stories with family and friends under a sky filled with stars-a lifestyle that many only dream of.

Whether you're looking to run a working farm, raise horses, or enjoy a hobby farm lifestyle, this property provides the perfect infrastructure and natural resources to make it happen. Including;

- Stables & a tack shed, ideal for horses
- Secure yards for goats, sheep or alpacas
- A chicken coop for fresh eggs and sustainable living
- 35,000L of rainwater storage + dams
- Carrying capacity approx 20 head of cattle

Beyond its practical features, the land includes tracks and trails weave through the property, making it ideal for a range of outdoor activities, including horse trail riding, motorbikes or four-wheel driving across varied terrain. Bushwalking & wildlife spotting, with an abundance of native flora and fauna

For those dreaming of a custom-built forever home, this sprawling 100-acre canvas provides countless picturesque locations to construct a residence that takes full advantage of the property's breath taking views (STCA).

Located only 9min (10km) from the Historic Stroud Village and is just a short drive to the regional hubs of Gloucester and Dungog. 1hr 10min (78km) to Maitland & 57min (62km) to Newcastle Airport. Situated less than 3hrs from Sydney,

Your Private Escape Awaits - Contact Rikki-Lee Day on 0427 658 146 for more information or to book an inspection.

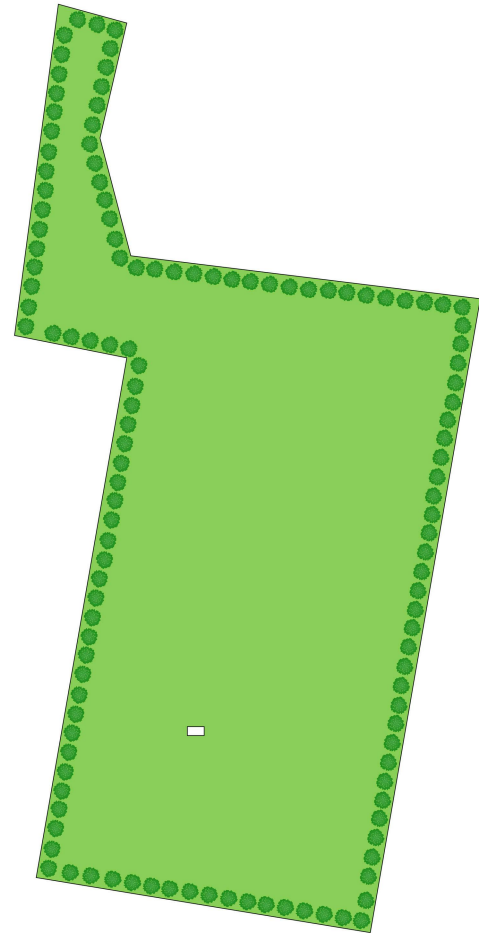
R & R Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 40.4685 hectares
- Bedrooms: 3
- Bathrooms: 1
- Double carport
- Floorboards









200 Black Camp Rd, Nooroo

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.