



114 Bede Street, STROUD, NSW 2425

A Lifestyle of Comfort & Seclusion on 3.8 Acres

"Listening Hill" is a small neighbourhood just a stone's throw from the Stroud Village, comprised of small acreage lifestyle properties surrounded by beautiful natural bush environment. Residents enjoy seclusion and privacy and close proximity to abundant wildlife with red necked wallabies and many native birds who make the hill their home. Each property is a separate lot but provides access to shared dams and 100 acres of commonly owned land dedicated to native bush and wildlife. This stunning location has to be seen to be believed.

Thoughtfully designed for both comfort and effortless living, this single level home offers multiple spacious living areas and a northerly aspect that fills the interiors with natural light. Wide verandahs span the entire front and back of the home, complemented by a covered BBQ area-ideal for outdoor dining and laid-back get-togethers.

The master bedroom includes a built-in robe and ceiling fan, accompanied by two additional double-sized bedrooms and study. At the heart of the home lies a stylish kitchen with stone benchtops, glass splash back, and quality appliances, overlooking the open plan living and dining area complete with reverse-cycle air conditioning.

The generous family room is a standout, highlighted by a cozy slow-combustion

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: For Sale

INTERNET ID: L35603645

SALE DETAILS

\$895,000

CONTACT DETAILS

Elders Real Estate R&R Group

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STROUD, NSW
02 4999 5521

Rikki-Lee Day
0427658146

fireplace, a full-sized bar area, and seamless flow to the outdoor alfresco space. Outside, the property continues to impress with a garden shed, chook pen, and a single-car garage that includes a workshop and mezzanine storage. Every detail of this property has been thoughtfully considered to create a lifestyle of comfort and seclusion.

The Stroud village is brimming with charm and offers a delightful selection of cafes, boutique shops, a well-stocked grocery store, hotel, medical facilities, and more. A short drive brings you to the Stroud Country Club with its 9-hole golf course & restaurant or the popular Farmer's Wife Distillery. The pristine waters of Hawks Nest are just 50 minutes away (55 km), while the convenience of Raymond Terrace only 45-minutes (50 km).

To experience this property in person contact Rikki-Lee Day on 0427 658 146 for a private viewing.

*40 minutes (53km) to Newcastle Airport, 1 hour to (72km) Newcastle & (69km) Maitland CBD and 2.5 hours to Sydney.

*Approximately

Elders Real Estate R&R Property Group makes no representations of 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.

Other features: Area Views, Bush Retreat, Close to Schools, Close to Shops, Close to Transport

- Land Area 1.53 hectares
- Building Area: 141.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- 4 car carport
- Floorboards









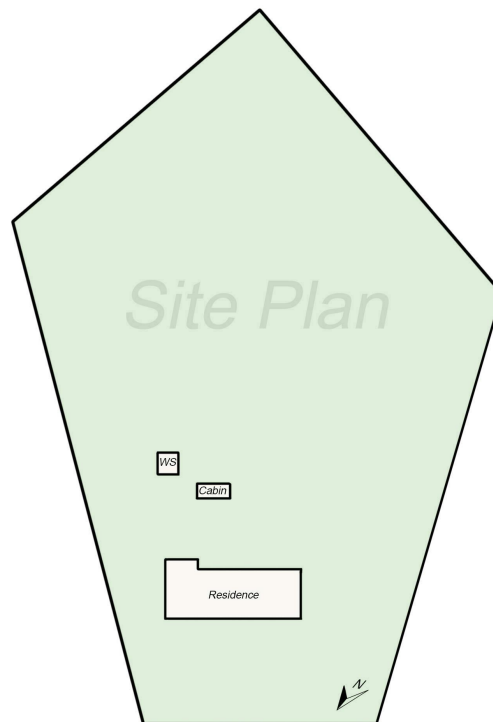
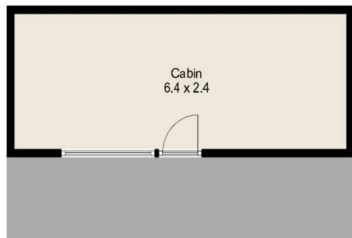
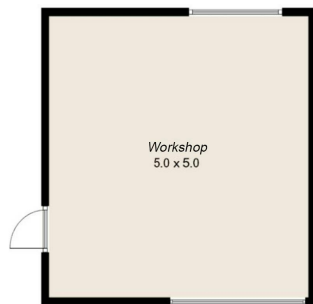


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Internal Floor Area: 141m²
Land Area: 3.8ac

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.



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Outbuildings

Floor Area

Workshop	25m ²
Cabin	15m ²

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