



22 Memorial Avenue, STROUD, NSW 2425

Prime Location on 1/2 Acre

Introducing a delightful cottage nestled in the heart of the beautiful Village of Stroud. The house sits on a large (approx) 2000 square metre block. The home features a renovated kitchen and main bathroom, glass louvre windows and a desirable northerly aspect. There is plenty of room with generous living and dining spaces. 4 bedrooms - the Master with ensuite WC. Ceiling fans and Reverse Cycle Air Conditioning. Offering an alfresco dining area off the sunroom that leads into the garden.

The fully fenced yard has an inground swimming pool, established gardens, and ample shedding. Perfect for both owner-occupiers and investors alike.

In a fantastic location with easy access to charming cafes, a grocery store, boutique shops, a 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).

TYPE: Sold

INTERNET ID: L35603652

SALE DETAILS

Guiding \$660,000

CONTACT DETAILS

Elders Real Estate R&R Group

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STROUD, NSW
02 4999 5521

Rikki-Lee Day
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*35 minutes (43km) to Medowie, 40 minutes (53km) to Newcastle Airport, 1 hour to Newcastle & Maitland CBD and 2.5 hours to Sydney.

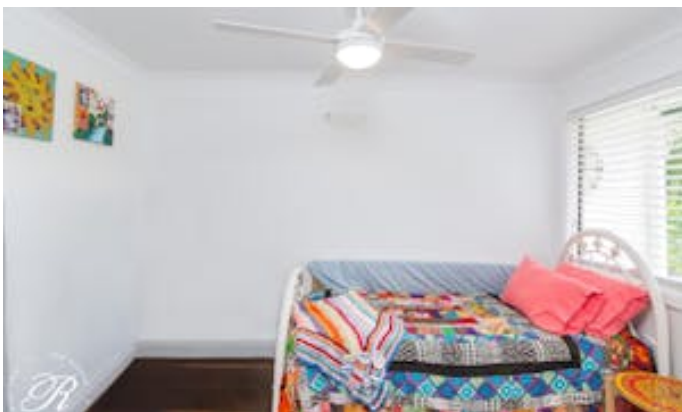
*Approximately

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Other features: Close to Shops, Pool

- Land Area 2,023.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite
- Floorboards











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Internal Floor Area: 144m²
Land Area: 2027m²

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.