



Stroud, New South Wales

A rare boutique subdivision in the heart of the historic Stroud village.

- Sewer junctions on Lots*
- Mains Water to Boundary*
- NBN & Telstra to Boundary*
- Fenced - Timber Posts & Palings*
- Electricity - Available to lots*
- Walk to shops and schools

Brought to you by R&R Property

*Where Applicable



Denise Haynes
M: 0414 725 482



66- 68 Cowper & Shaw Street, STROUD, NSW 2425

St Quen Court - Stroud NSW

A rare boutique subdivision in the heart of historic Stroud village.

Stroud is a beautiful regional town set within the Midcoast area of NSW. These lovely blocks are placed within walking distance to the main street's collection of cafes, grocery store, hotel, boutique style shops, medical, sporting and business facilities. A short drive takes you to the Stroud Country Club & 9 Hole-Golf course.

Ranging from *750sqm in size, the blocks are affordably priced so that you can build your dream home and live the easy paced lifestyle which a country community offers.

There is limited supply due to being only 4 blocks in the subdivision. Be quick to avoid disappointment.

Blocks:

- Lot 2 *939.60sqm (SOLD) Cowper St \$305,000 SOLD
- Lot 3 *1094.0sqm + Access Rd Shaw St \$350,000
- Lot 4 *750.7sqm Shaw St \$318,000

TYPE: For Sale

INTERNET ID: L35603675

SALE DETAILS

\$318,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

- Lot 5 *754.7sqm Shaw St \$318,000

Features:

- Sewer & water connection on Lots
- Electricity to boundary & NBN serviceable
- Kerb & guttering to road frontages, tar seal
- Fenced with timber posts & palings
- 12mth settlement or 21 days from registration at Land Titles (whichever is earliest)

*35 minutes to Medowie, 40 minutes to Raymond Terrace and Newcastle Airport, 50 minutes to the beaches & pristine waterways of Port Stephens, Tea Gardens & Hawks Nest, 1 hour to Newcastle & Maitland CBD and 2.5 hours to Sydney.

Note: The blocks are located within Stroud's Heritage Conservation Area (HCA)

*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.

ST QUEN
Stroud, New South Wales

A rare boutique subdivision in the heart of the historic Stroud village.

- Sewer junctions on Lots*
- Mains Water to Boundary*
- NBN & Telstra to Boundary*
- Fenced - Timber Posts & Palings*
- Electricity - Available to lots*
- Walk to shops and schools

Brought to you by R&R Property

Cheryl Holmes
08 9448 123 456
08 9448 752 123
@cherylholmes



