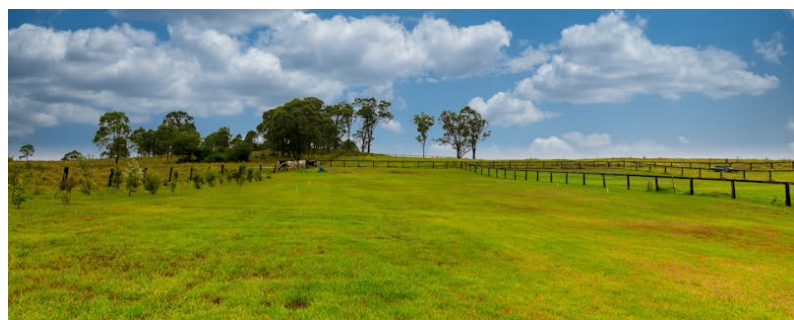
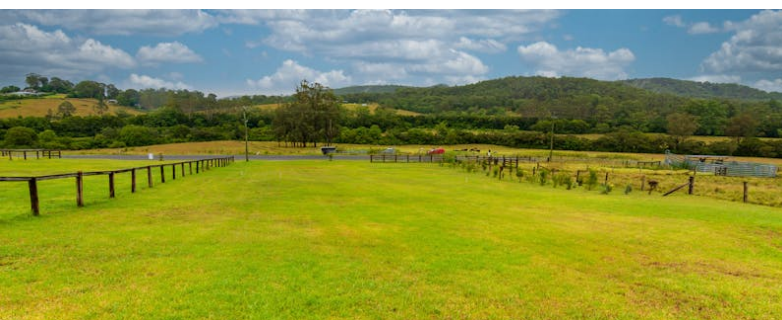




28 Simmsville Road, STROUD, NSW 2425

Build Your Custom Home

2,289.00 square metres,

Can't find a home you love that ticks all your boxes?

Why not build your dream home here. This vacant building block in Stroud has plenty of space, being over half an acre. It is located within a rural setting but has all of the conveniences.

The block has DA approval for a 4bdm 2 bath 2 car home, fencing to 3 sides, a tar sealed road frontage, tree plantings along one fence-line and is gently sloping affording views across rural farms and into the twinkling lights of Stroud's centre.

Mains power, water, sewer & NBN are available. It is just a couple of minutes' drive to the main shopping centre, cafes and business hub of Stroud NSW.

Stroud's facilities include a medical centre, pharmacy, ambulance station, post office, butchery, cafe's & hotel with bistro, country club with golf course and restaurant, hairdressers, laundromat, antiques, supermarket with bottle shop and fuel station.

TYPE: Under Contract

INTERNET ID: L35603690

SALE DETAILS

\$350,000 - \$380,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

Stroud also has wonderful sporting facilities including a showground, tennis courts, public swimming pool and skate park.

A bakery is approximately 10minutes drive and our very popular gin distillery and restaurant "The Farmers Wife" is just *20minutes drive away.

The perfect country life, but with more shopping and facilities close by.

Medowie is approximately 30 minutes away, Newcastle Airport *45mins, Raymond Terrace *40 mins, Newcastle *1 hour and Sydney *2.5hours.

With a DA approval already in place, half the work is done for you. This really is a great opportunity to live a beautiful lifestyle.

Contact Denise Haynes today to inspect or for further information:

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.

- Land Area 2,289.00 square metres

