



Elders R&R Property  
Real Estate Group



## 14 Nicholls Street, STROUD, NSW 2425

### Charming Home with Privacy & Modern Comforts

Set on a generous  $\frac{1}{2}$ -acre block in one of the quietest streets in town, this beautifully renovated colonial-style brick home blends timeless character with modern living. Mature trees dress the front of the property, creating an atmosphere of privacy and tranquility.

A classic bullnose verandah sets a welcoming tone before stepping inside to light-filled interiors, thanks to expansive floor-to-ceiling windows. Floating timber floorboards lead through an airy open-plan living zone where a breakfast island bench forms the heart of the home. A delightful porthole window adds a touch of whimsy, offering soft natural light and glimpses of the surrounding gardens.

The home includes three bedrooms plus a study (or a cosy fourth bedroom). Bedrooms 2 and 3 feature built-in wardrobes, while the master suite feels like its own retreat - complete with a feature barn door, views to the courtyard garden, walk-through closet, and a stylish ensuite.

A thoughtfully designed three-way main bathroom includes a double vanity, bath, shower, wc and linen press, ideal for busy families.

The main living area boasts built-in cabinetry, a cosy wood fire for winter nights, reverse-cycle air conditioning, and ceiling fans throughout for year-round comfort. A rumpus room at the rear provides extra space for kids, hobbies or a second living zone,

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**TYPE:** Sold

**INTERNET ID:** L35986991

#### SALE DETAILS

**\$725,000**

#### CONTACT DETAILS

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**Denise Haynes**  
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and opens via a glass slider to the established potager-style gardens.

Outdoors, the property continues to impress - herb beds, mature fruit trees, lawn locker, and additional storage shedding, all set against a pretty farmland backdrop. A concrete driveway leads to the single attached garage, while a second gated access allows vehicles to reach the rear of the block with ease.

Fully fenced front and rear yards make this the ideal setting for children, pets, and families who value both safety and space.

A rare combination of charm, comfort, and privacy - this inviting property is the perfect sanctuary for those seeking a quiet life with all the benefits of in-town living.

Call or Msg Denise Haynes for Private inspections on 0414 725 482 or check for OPEN HOME Days and Times.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

\*approximate

- Land Area 2,023.00 square metres
- Building Area: 145.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Ensuite
- Floorboards









14 Nimrod Street, Emerald, QLD 4202

Internal Floor Area: 143m<sup>2</sup>  
Land Area: 2020m<sup>2</sup>





14 Nicholls Street, Stroud, NSW, 2425

Internal Floor Area: 145m<sup>2</sup>  
 Land Area: 2024m<sup>2</sup>



Disclaimer: 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.