



## 3 Karuah Street, STROUD, NSW 2425

### Great Beginnings Start Here

Set within the friendly country community of Stroud Road, just five minutes north of Stroud, this beautifully renovated three-bedroom cottage delivers charm, comfort and effortless living in equal measure. Whether you're stepping into the market for the first time, downsizing for a simpler lifestyle, or adding a quality asset to your investment portfolio, this home ticks all the right boxes.

Renovated approximately 5 years ago, the interiors present in a fresh, neutral palette that feels both stylish and timeless. Soaring high ceilings and an abundance of windows flood the home with natural light and create a wonderful sense of space, while elegant chandeliers and decorative plaster ceiling roses add a touch of classic glamour.

The heart of the home is the open-plan kitchen, living and dining zone. Crisp and contemporary, the all-white kitchen features electric cooking, a dishwasher and a breakfast bar plus plenty of storage, making it as practical as it is inviting. Reverse-cycle air conditioning ensures year-round comfort, while each of the three bedrooms is generously proportioned and serviced by a modern, renovated bathroom.

Step outside and enjoy the versatility of three verandahs, perfect for morning coffees, relaxed entertaining or simply soaking up the peaceful country atmosphere. The approximately 675sqm yard is easy to care for and is complemented by a selection of shedding, ideal for parking, storage or garden equipment.

**TYPE:** For Sale

**INTERNET ID:** L35987132

#### SALE DETAILS

Guide \$550,000 to \$580,000

#### CONTACT DETAILS

**Elders Real Estate R&R Group**

73 Cowper Street  
STROUD, NSW  
02 4999 5521

**Denise Haynes**  
0414725482

Neat, welcoming and move-in ready, this is a property that truly offers great beginnings in a lovely rural setting.

For further details or to arrange your inspection, contact Denise Haynes on 0414 725 482

**DISCLAIMER:** Elders R & R Property Group makes no representations as 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 and for marketing purposes only.

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Double garage
- Floorboards







3 Arundel Street, St Albans Road, NW1 2AU 2413

Internal Floor Area: 3200 sq ft  
Land Area: 8750 sq ft 2 1 2



3 Karuah Street, Stroud Road, NSW, 2415

Internal Floor Area:  $92m^2$

Land Area:  $675m^2$



3



1



2

 Elders R&R Property  
Real Estate Group

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.