



4 Nicholls Street, STROUD, NSW 2425

Cozy Cottage with a Country Heart

Tucked away on a quiet street, this welcoming cottage, brimming with potential, is ready for you to move in or invest with ease.

Wrapped by verandahs on two sides, this home offers country charm. It features 2 bedrooms with dual-aspect windows and a tidy bathroom, while a sunroom provides the flexibility of a third bedroom or office. Inside, polished floorboards extend throughout, complemented by a spacious kitchen with a brand-new oven and reverse cycle air conditioning. An attached external laundry with a second toilet adds practical convenience, making this cottage both comfortable and versatile.

The home is in solid condition, ready to move straight in or update and add your own touch. Outside, the cottage garden is surrounded with established trees and shaded beautifully by a mature jacaranda.

The flat to gently sloping 2,018m² block is fenced on three sides and offers ample space for vegetable gardens, a larger shed, or even room for your pony and chickens. A single lock-up garage with an adjoining carport provides practical parking options.

TYPE: Sold

INTERNET ID: L35987727

SALE DETAILS

[Market Preview](#)

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Rikki-Lee Day
0427658146

Zoned RU5 Village, the property also holds potential for subdivision (STCA), adding to its long-term appeal.

With an estimated rental return of \$350-\$380 per week and annual rates of approximately \$3,332 pa, this property presents as both an inviting home and a smart investment opportunity.

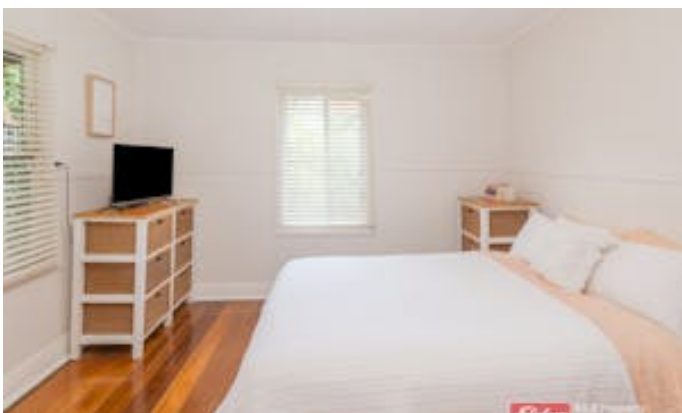
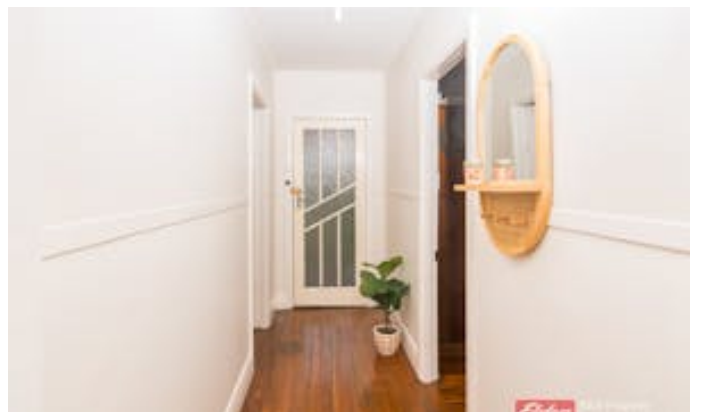
Located in the rural township of Stroud, close to essential amenities, caf  s & attractions including annual community shows, sporting events, Stroud Country Club and The Farmer's Wife Distillery.

Approximately 45 mins (49km) to Gloucester, 45 mins (53km) to Newcastle Airport, 45 mins (50km) to Tea Gardens / Hawks Nest, 1 hour to Newcastle and 2 hours to Wahroonga, Sydney.

For further information or to book an inspection contact Rikki-Lee Day on 0427 658 146.

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.

- Land Area 2,018.00 square metres
- Building Area: 87.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards









4 Nicholls Street, Stroud, NSW, 2425

Internal Floor Area: 87m²
Land Area: 2017m²



2



1



1

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.