



4-8 Wye Street, STROUD, NSW 2425

Modern Meets Rural Serenity

Tucked away in a hidden location in Stroud, this property offers the rare combination of being in town but on acreage. The spacious modern brick home with Colorbond roof offers the perfect blend of comfort, privacy, views and lifestyle, all set on a lovely parcel of land of approximately 1.5 acres.

Step inside to find five bedrooms, two bathrooms, an open plan living, dining and kitchen plus lounge. Complemented by ducted air conditioning, ceiling fans, plantation shutters, plus floating timber floors throughout the living areas. The heart of the home is a sleek kitchen featuring a stone waterfall edge breakfast bar, soft close cabinetry, dishwasher, 900mm electric oven with 5 burner gas cook-top, all finished in a timeless neutral palette. There is also a walk-in pantry providing an abundance of storage.

The family bathroom includes a shower, bathtub, vanity and separate wc. The internal laundry has a workbench and storage plus glass sliding door to outside.

The bedrooms have large windows, ceiling fans and built-in robes. The master features an ensuite with double shower plus a walk in-robe.

Outdoors is equally impressive, with a verandah accessed by glass sliding doors from the kitchen - perfect for entertaining and relaxing, a paved firepit area, a double-attached garage, and a large 8m x 10m (5m at peak) Colorbond shed with 3ph power plus a 3m awning and hardstand area, established hedging finished with

TYPE: For Sale

INTERNET ID: L36065821

SALE DETAILS

\$1,200,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

sandstone and maintained by a timed watering system. The fully fenced grounds are divided into three paddocks, and a lovely timber bridge leads you across the creek to a timber rotunda which provides the perfect spot for morning coffee or evening wine, all whilst soaking in the serene outlook and listening to the sound of the water and the birds.

The convenience of being close to town yet peacefully tucked away, makes this property ideal for families, or anyone seeking a rural lifestyle with modern comforts.

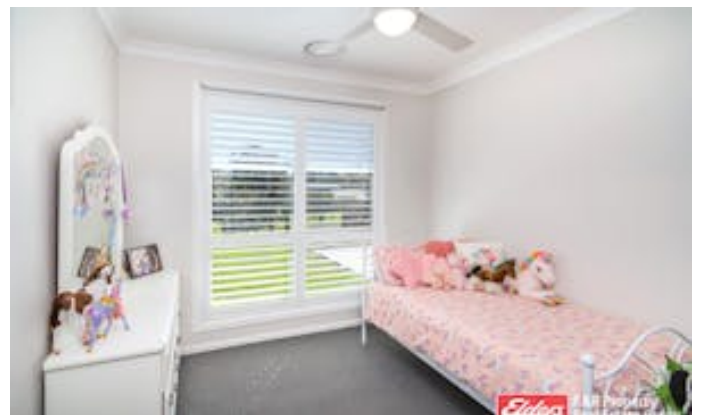
Stroud is a historic country town with a strong community spirit, which attracts a diverse crowd who call it home. It has a combination of traditional farming plus many entrepreneurial spirits.

Located approximately 2.5hrs hours from Sydney, 45 minutes to beaches plus the Newcastle Airport. Call Denise Haynes on 0414 725 482

Elders Real Estate R & R Property Group makes no representations of 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 6,033.00 square metres
- Building Area: 207.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Floorboards











4 - 8 Wye Street, Stroud, NSW, 2425

Internal Floor Area: 207m²
Land Area: 6033m²



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.