



STROUD NSW 2425

Work-Life Harmony in the Heart of Stroud NSW

2 x Retail/Commercial Spaces + Renovated 2-Bed Residence on Approx. 297.19sqm

Looking to strike the perfect balance between business and lifestyle? This unique mixed-use property offers an exceptional opportunity to live, work, and invest-all in one vibrant rural community. Positioned in a high-exposure location in the heart of Stroud's centre, this 297.19sqm* parcel includes two beautifully appointed retail/commercial units and a stylish, separate 2-bedroom residence tucked away for privacy and comfort.

At the front of the property, two adjoining commercial spaces (each approx. 34sqm*) have excellent exposure in a high street & foot traffic area.

The larger of the two currently houses the successful Stroud Coin Laundry and has been fitted to a high standard-complete with polished timber floors, plantation shutters, reverse-cycle air-conditioning, and a full suite of commercial washers and dryers. Continue to operate, lease out, or reimagine the space.

The neighbouring second retail space features two well-presented rooms currently leased to a beauty clinic. It also features matching polished floors, plantation shutters,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L36192124

SALE DETAILS

\$690,000 - \$730,000

CONTACT DETAILS

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and fresh paint throughout. This tenancy has the use of a wc and handbasin located at the rear of the residence.

Each of the commercial spaces features a large display street frontage window.

The residence:

The residence is currently operating as an Airbnb.

Accessed via a private access point from Church Lane, the rear residence offers a peaceful retreat with all the modern comforts. This rendered brick and tile home has been stylishly updated with a fresh grey and white interior palette, complemented by rich, honey-toned timber flooring. The kitchen is both functional and beautiful, boasting bespoke cabinetry, Caesarstone benchtops, an island breakfast bar, electric cooking, and a large pantry.

The home features two serene bedrooms, both with built-in robes; the main has direct deck access, while the second enjoys its own private entry, making it perfect for a home office or guest accommodation.

A sleek central bathroom includes a large shower, built-in storage, and modern vanity.

French doors open from the living space to a stunning timber entertaining deck with awning-ideal for relaxed alfresco dining.

Other features include:

- Reverse-cycle air-conditioning
- Slow combustion wood heater
- Ceiling fans
- Euro-style laundry
- Single lock-up garage
- Plantation shutters throughout
- Low maintenance lawn and gardens

Stroud is a sought-after lifestyle destination known for its charm, sense of community, and consistent capital growth across both residential and commercial markets.

Located approximately 193kms from Wahroonga Sydney, 45kms from Medowie, 54kms from Newcastle Airport, 50kms from Raymond Terrace, 75kms from Newcastle CBD, 47kms to Gloucester & 27kms to Dungog.

This rare offering is ideal for those looking to maximise income potential while enjoying the relaxed rural lifestyle Stroud is celebrated for.

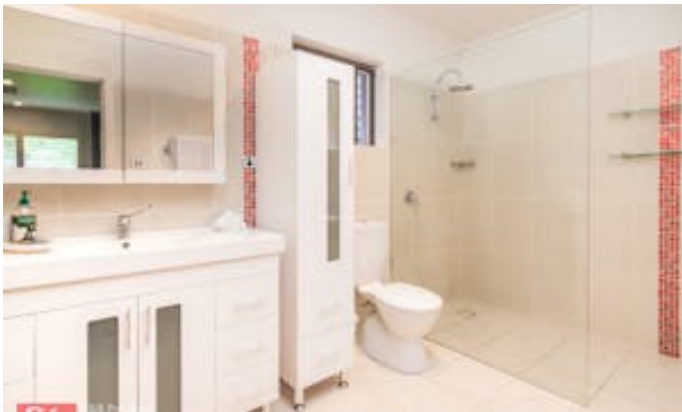
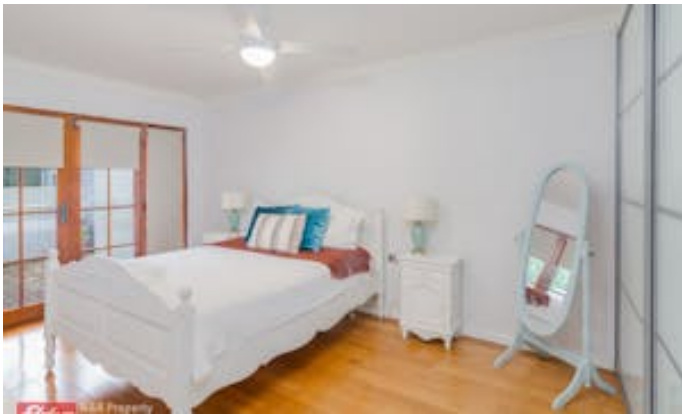
*= approximately

Elders R & R Property 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 297.00 square metres
- Commercial Type:
- Building Area: 72.00 square metres







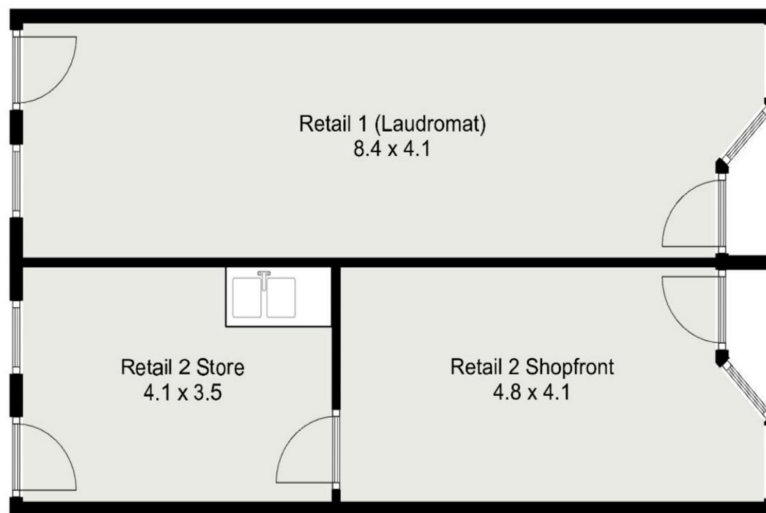


77 Cowper Street, Stroud, NSW, 2425 Residence



Internal Floor Area: 70m²
Land Area: 300m²

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.



77 Cowper Street, Stroud, NSW, 2425 Retail



Internal Floor Area: Retail 1 34m²
Retail 2 34m²

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