



20 High Street, STRATFORD, NSW 2422

Affordable Opportunity - Half Acre - Huge Potential

Located in the peaceful village of Stratford NSW, just a short 10-minute drive south of Gloucester, this property presents an exceptional opportunity for renovators, builders, or investors with vision.

Set on a generous $\hat{A}1\frac{1}{2}$ -acre (approx.) level block, the property offers three street frontages, providing flexible access and exciting redevelopment potential (STCA). The existing three-bedroom weatherboard cottage is in dilapidated condition and will require a major renovation or may serve as the perfect knockdown-and-rebuild project for those ready to create something new. Alternatively, the home could be taken back to its frame and reimagined from the ground up.

Key features include:

- Spacious half-acre gently undulating to level block with three street frontages
- Existing 3-bedroom, 1-bath weatherboard cottage with open fireplace
- Powered 2-car Colorbond shed with concrete floor and 2x roller doors
- Additional dirt-floor shed, plus chicken coop and water well
- Quiet, private location surrounded by a friendly country community

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: Sold

INTERNET ID: L37579130

SALE DETAILS

\$275,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
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Denise Haynes
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Offering affordable entry into the property market, this property represents one of the few remaining chances to secure a large parcel of land within this growing village. Stratford has become increasingly popular with young families and retiree's seeking a rural lifestyle at an achievable price point, having been priced out of nearby Stroud and Gloucester.

This is your chance to invest in a peaceful, small-town lifestyle and shape your dream home or development in an area brimming with potential.

Phone Denise Haynes - R&R Property Group for details and inspections 0414 725 482

Elders Real Estate R&R Property Group 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 2,023.00 square metres
- Building Area: 165.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards











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Internal Floor Area: 107m²

Land Area: 2033m²



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.