



68 Memorial Avenue, STROUD, NSW 2425

NOW REGISTERED & READY TO GO!

4,110.00 square metres,

Introducing our Memorial Ave Estate in the heart of Stroud, with 5 x picturesque 1-acre parcels of land (Lot 5 already sold!), awaiting the imprint of your dream home. Nestled amidst the serene charm of farms and a bushland panorama, this premier location offers the perfect fusion of tranquillity and convenience.

Experience the epitome of country living without compromising on accessibility. The prime location places you within easy reach of the local Public School, the Medical Centre, and the bustling main street with the Friendly Grocer, Butchery, Pharmacy, the Stroud Hotel, delightful cafe, retail and more. Then there is the Stroud Showground, and all that it offers with Stroud annual events and where equine enthusiasts come to meet. All of this provides a seamless blend of rural seclusion and urban amenities. The blocks are also closely located to Stroud community's common land area of 30 acres, where for a tiny weekly investment you can house your horses.

Embrace the freedom to design your ideal residence on these expansive 4110m2 lots, offering versatility for a multitude of architectural styles. With essential town services including water, power, and Telstra connectivity readily available, building your dream

TYPE: For Sale

INTERNET ID: L39735554

SALE DETAILS

\$390,000 to \$410,000
Guide

CONTACT DETAILS

Elders Real Estate
Gloucester

54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

home has never been more achievable.

Envision an idyllic lifestyle that effortlessly merges the charms of rural living with modern convenience. Seize the opportunity to call this pristine community your home - where the serenity of nature couples with the ease of contemporary living.

Lots 1-4 are all individually registered now and ready for your build. (LOT 3 - Deposit taken)

Contact us today to learn more about this exceptional opportunity.

Approximate Travel Time to Key Destinations:

- Newcastle: 1 hour, 10 minutes
- Newcastle Airport: 50 minutes
- Nelson Bay: 1 hour, 10 minutes
- Sydney: 2.5 hours

Block Sizes: 4110m². Approximately

Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations" All sizing, distance and timing references are approximate.

- Land Area 4,110.00 square metres

