



## 45 Gap Hill Road, STROUD ROAD, NSW 2415

The Country Dream, Done Right

**14.16 hectares, 35.00 acres**

If you've been waiting for that perfect blend of modern comfort and rural lifestyle, this one delivers.

Set on approximately 35.5 acres in a quiet, peaceful location just a short drive to town, this beautifully renovated country home is ready to impress. From the moment you arrive, the welcoming front verandah sets the tone and the rear deck is the perfect place to unwind and entertain family and friends, while soaking in your surrounds.

Inside, the home has been completely transformed. A soft grey palette flows throughout, creating a fresh, modern feel while still retaining that warm country charm.

With 3 bedrooms, a brand-new kitchen, bathroom and laundry, everything floor to ceiling has been thoughtfully updated simply move in and enjoy.

The rc air conditioning, slow burning wood fire and ceiling fans all create the perfect temperature as required.

The exterior of the home has also been renovated, with brand new decking, cladding, windows and doors. The colorbond roof is perfect for hearing the rain fall and is only

**TYPE:** For Sale

**INTERNET ID:** L39738449

**SALE DETAILS**

**Offers over \$1 Million**

**CONTACT DETAILS**

**Elders Real Estate  
Dungog**  
3/140 Dowling Street  
Dungog, NSW  
02 4992 1208

**Denise Haynes**

approximately 3 years old.

Outside the opportunity for lifestyle really shines. The land is well set up with paddocks, stock dams, fruit trees, vege gardens and steel stock yards complete with crush and race, making it ideal for hobby farming or running livestock.

Shedding is well covered too, with a Colorbond double garage, attached double carport and additional storage room. This along with a quality gravel driveway plus parking bays provide plenty of space for vehicles, machinery and all the extras.

A peaceful rural setting, a fully renovated home and acreage ready to go all just a short drive from businesses, schools and what this region has to offer.

Stroud Road is approximately 5mins drive to Stroud, 24 mins to Dungog, 35 mins to Gloucester, 48mins to Medowie, 55 mins to the Newcastle Airport, 51 mins to Raymond Terrace, 54mins to Hexham, 1hr 15mins to Newcastle CBD & 2hrs 15mins to Wahroonga, Sydney.

This is the kind of property that doesn't last. Call Denise Haynes - Elders R&R Property today to book your private inspection 0414 725 482

Your rural lifestyle starts here.

\*approximately

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 14.163997 hectares
- Bedrooms: 3
- Bathrooms: 1

**TITLE/POSSESSION**

Rates 2600 per annum

**HOMESTEAD**

Bedrooms 3

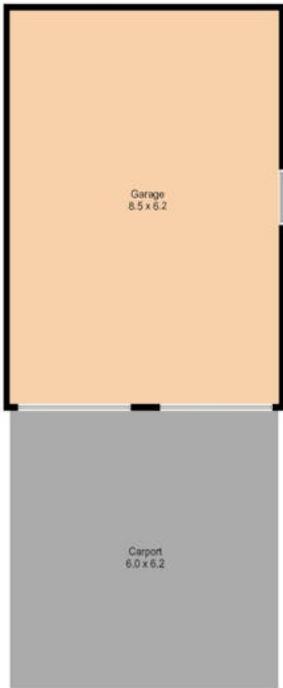
Bathrooms 1











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Internal Floor Area: 93m<sup>2</sup>  
Land Area: 35ac

