



54 Cowper Street, STROUD, NSW 2425

Prime Position - Dual Income

Opportunities in Stroud's main street like this are rare.

With excellent street presence and a welcoming alfresco dining area, this commercial and residential property offers the perfect blend of lifestyle and income.

The commercial space is approximately 63sqm and beautifully fitted out with quality timber display shelving, counter and serving area, plus a functional kitchen space. Positioned right in the heart of town, it enjoys strong visibility and easy access for customers. The property includes steps and ramp access.

Privately tucked away behind the shopfront is the residence. The fully fenced backyard provides a private sanctuary, featuring landscape gardens and a large undercover entertaining deck that flows beautifully from the home.

Downstairs offers comfortable living with a lounge, dining area and modern kitchen complete with stone benchtops, gas cooking and dishwasher. French doors open out to the entertaining area, creating an easy indoor-outdoor flow. There is also reverse cycle air conditioning plus a laundry with second WC.

Upstairs are three generous bedrooms, each with an extra space suitable for a home office or walk-in robe, along with the main bathroom featuring shower over bath, vanity and WC. Two reverse cycle air conditioners provide year-round comfort.

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: L39738479

SALE DETAILS

\$950,000 to \$1,050,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

A double garage at the rear has convenient street access, and the property includes two large solar systems, one servicing the residence and the other the commercial space.

Extensive renovation work has been completed on this property, and the commercial space has been renovated to meet safety measures through council.

A fantastic opportunity to live in and earn an income or secure a dual investment in the heart of Stroud. The existing business operating from the commercial premises is also available for purchase separately.

Stroud is located approx. 2hrs drive from Wahroonga, Sydney, 1 hour from Newcastle, 1 hour from Nelson Bay and surrounds, 45 minutes from the Newcastle Airport, 40 mins from Medowie and Raymond Terrace.

Contact Denise Haynes - Elders R&R Property Group for information and private inspections on 0414 725 482

Elders 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 sizes are approximate

- Bedrooms: 3
- Bathrooms: 1
- Floorboards









54 Cowper Street, Smeath, NSW, 2425

Internal Floor Area	218m ²		5		1		2
Land Area	432m ²						



54 Cowper Street, Stroud, NSW, 2425

Internal Floor Area: 218m²
 Land Area: 493m²



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.