



120 Briton Court Road, STROUD, NSW 2425

Stylish New Build with Mountain Views & River Lifestyle

Brand new, just completed, this stunning Montgomery Home is ready and waiting for its very first owner. Set on approximately 7,000sqm, it offers that perfect blend of modern comfort and relaxed country living that so many buyers are searching for right now.

Step inside and you are welcomed by a fresh, contemporary feel with engineered timber flooring flowing through the main living areas. The heart of the home is the open plan kitchen, dining and living space, designed for both everyday living and entertaining. The kitchen is a standout with stone benchtops, a large island breakfast bar, dishwasher, electric cooking with induction cooktop, loads of storage and a generous butler's pantry to keep everything neatly tucked away.

There are four bedrooms, all with built-in robes and ceiling fans, except the master which has a walk-through robe.

There is a versatile media room which could easily serve as a fifth bedroom if needed.

The living areas have large glass doors to take in the beautiful mountain views, creating a peaceful backdrop to your day.

Both bathrooms are bright & modern, and the family bathroom has a lovely egg-shaped bath. Both have easy walk-in showers.

TYPE: For Sale

INTERNET ID: L40063970

SALE DETAILS

\$1.2 Million to \$1.25 Million

CONTACT DETAILS

**Elders Real Estate
Gloucester**
54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

A handy study nook is perfect for those working from home or for the kids' homework station.

Ducted air conditioning and ceiling fans throughout ensure year-round comfort.

Outside, the tar sealed driveway leads you home, and a storage shed adds that extra practicality every acreage property needs.

Positioned at the rear of the rural/residential Briton Court Estate, you'll enjoy the privacy of knowing the land you look out onto cannot be built out.

It's an easy walk to the Karuah River where you can enjoy fishing, swimming and kayaking, and it is just a few minutes' drive to the town centre with its cafes and local businesses.

A brand new home, a generous parcel of land, and a lifestyle to match—this one is the complete package.

Approximately 2hrs from Sydney, 1 hr from Newcastle, 45 minutes to Newcastle Airport.

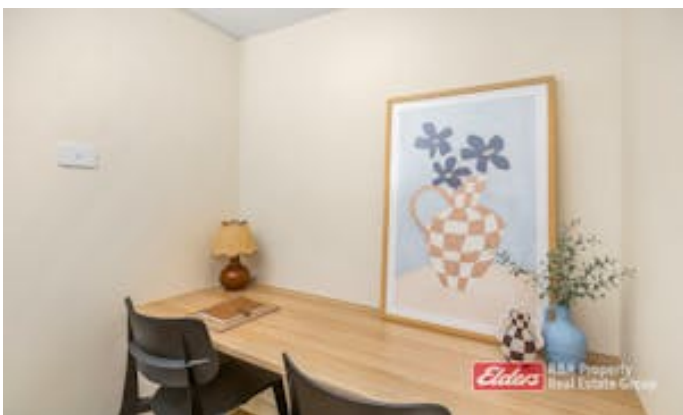
Contact Denise Haynes - Elders R&R Property 0414 725 482 for details and inspections.

Disclaimer: As this is a newly constructed home, the lawn is not yet fully established. Images have been digitally enhanced to depict a mature, fully grown lawn for illustrative purposes.

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- Land Area 7,002.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards











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Internal Floor Area: 216m²
 Land Area: 7003m²



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.