



Elders R&R Property  
Real Estate Group



## 1D Cowper Street, STROUD, NSW 2425

### The Complete Package - Pool, Shed & Effortless Living

Step into easy living with this move-in-ready home, perfectly positioned close to Stroud's shops, schools and everyday essentials.

Immaculately maintained, this 6yr old home features three generous bedrooms with BIR's & ceiling fans, a central bathroom, and a light-filled open plan living, kitchen and dining area, all complemented by a fresh, neutral palette. Quality floating floors, new reverse cycle air-conditioning and a combination of privacy and block out blinds add both style and functionality throughout.

The kitchen is well-positioned to overlook the spacious undercover alfresco, creating a seamless indoor-outdoor flow. From here, enjoy peaceful views across private farmland - the perfect backdrop for entertaining or unwinding.

Outdoors is as impressive as the inside, with a standout heated inground saltwater swimming pool, ideal for year-round enjoyment. The generous 9m x 7m garage with workshop provides ample space for storage, hobbies or vehicles, while the landscaped driveway offers room for a boat, caravan or trailer. Finished with established gardens and fruit trees, there is plenty of space for everyone to enjoy.

**TYPE:** For Sale

**INTERNET ID:** L40082857

#### SALE DETAILS

**\$790,000 to \$810,000**

#### CONTACT DETAILS

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

**Rikki-Lee Day**  
0427658146

Set on a fully fenced \*1,804m<sup>2</sup> block, the property ensures privacy and security for children and pets, making it an ideal choice for families, downsizers or investors alike. Connected to mains services for everyday convenience, the property also benefits from solar electricity and rainwater storage, offering added efficiency and sustainability.

The Stroud village is brimming with charm and offers a delightful selection of cafes, boutique shops, a well-stocked grocery store, hotel, medical facilities, and more. A short drive brings you to the Stroud Country Club with its 9-hole golf course & restaurant or the popular Farmer's Wife Distillery. The pristine waters of Hawks Nest are just 50 minutes away (55 km), while the convenience of Raymond Terrace only 45-minutes (50 km).

To experience this property in person contact Rikki-Lee Day on 0427 658 146 for a private viewing.

\*40 minutes (53km) to Newcastle Airport, 1 hour to (72km) Newcastle & (69km) Maitland CBD and 2.5 hours to Sydney.

\*Approximately

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- Land Area 1,804.00 square metre
- Building Area: 148.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car garage
- Floorboards









\*Not in place

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