



Elders R&R Property  
Real Estate Group



## 36 Memorial Avenue, STROUD, NSW 2425

### Family home with a view

Positioned in the heart of Stroud Township and just a short stroll to the main street shops, cafes and local businesses, this beautifully updated 4-bedroom home offers the perfect blend of country charm and modern convenience.

Set in an elevated position with a lovely rural outlook, the home has been tastefully renovated in recent years and features a modern open plan kitchen and lounge room.

The kitchen features an island bench/breakfast bar, stone benchtops, glass splashback, dishwasher, electric cooking and range.

Spanning the entire length of the rear of the home is a second large living/dining/rumpus area with floating floorboards that can be closed off with French doors.

The bathroom has a shower, vanity and separate wc. There is an internal laundry.

Comfort is assured year-round with RC air conditioning, a wood-burning fireplace and ceiling fans throughout.

The generous bedrooms provide excellent family accommodation, with three featuring built-in robes, while one bedroom includes an adjoining room ideal as a walk-in robe, nursery or home office. Outside, the approximate 1619sqm block is a standout feature,

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:** L40411104

**SALE DETAILS**

**\$730,000 to \$770,000**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Denise Haynes**

offering plenty of room for kids, pets and outdoor enjoyment.

Completing the package is a powered double roller door Colorbond shed, lawn locker, concrete parking areas and a fully fenced backyard perfect for little ones and fur babies alike.

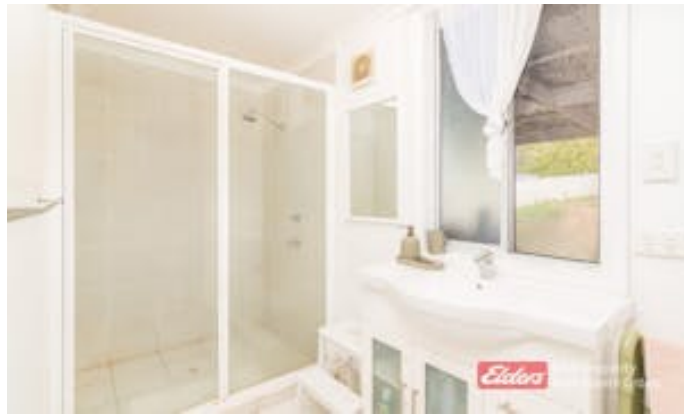
A great family home, close to everything, including sports grounds, schools and bus services.

Contact Denise Haynes - Elders R&R Property for more information or to book an inspection on 0414 725 482

Elders R & R Property 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 1,601.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Floorboards







33 Macquarie Avenue, Stroud, NSW, 2425  
 Internal Floor Area: 142sqm  
 Land Area: 1000sqm



36 Memorial Avenue, Stroud, NSW, 2425

Internal Floor Area: 157m<sup>2</sup>  
 Land Area: 1601m<sup>2</sup>



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.