



## 30 Erin Street, STROUD, NSW 2425

### Unlock the Potential - Prime Stroud Location

Positioned within easy walking distance of Stroud's town centre, this three-bedroom home presents an outstanding opportunity for first-home buyers, renovators or investors looking to add value.

Offering a practical layout with three bedrooms, one bathroom, a comfortable living area with air conditioning, and a single garage, ready for its next chapter. Outside, a separate site office offers excellent flexibility, making it ideal for those working from home, running a small business, or simply needing extra storage or hobby space.

While the property could benefit from a little TLC, the potential is undeniable. With some vision and renovation, you can transform this home into something truly special in a sought-after location.

Features include:

- 3 bedrooms
- One bathroom

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:** Auction

**INTERNET ID:** L41533854

#### **AUCTION DETAILS**

12:00pm, Saturday August 1st, 2026

#### **CONTACT DETAILS**

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

**Sally Koppers**  
0438899703

- Single garage
- Air-conditioned living area
- Separate site office/multipurpose workspace
- Walking distance to Stroud township, schools and local amenities

Fantastic opportunity to renovate and add value

Ideal for first-home buyers, investors or those seeking a rewarding project.

Opportunities like this don't come along often. If you've been searching for a property with plenty of potential in a convenient location, this could be the one you've been waiting for.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 676.60 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards







SITE PLAN  
(NOT TO SCALE)





Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



**Real Estate**

30 Erin Street, Stroud  
Total Approx Floor Area 185.99 sq.m