

18 Erin Street, Stroud, NSW, 2425

Raine&Horne.

Sold House

Sunday, 16 April 2023

18 Erin Street, Stroud, NSW, 2425

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House



Tania Micallef

Invest in Country Towns

Stroud is a small country town one hour north of Newcastle and approximately two hours from Sydney. Known for its famous rodeos, horse shows and country atmosphere the town and its surrounding areas have outstanding natural beauty and an environmentally friendly lifestyle. There's plenty more in the district to explore, from independent fashion boutiques to fantastic foodie destinations.

The original much-loved homestead built in the 1950's is situated on a large double block of 4,121sqm land, comprising an older style 3-bedroom home that backs onto a 32-acreage property giving it that real country feel.

Internal Looks:-

- Upon entrance - original floorboards and storage cupboard]
- Formal Lounge - includes impressive combustion fireplace, ceiling fan, split system air conditioning and original architect
- Open Family Area - perfect for large dining or a space to renovate to create an open plan living
- Kitchen - generous size, ample benchtops, rural outlook, dishwasher, gas cooking
- 3 Rooms - include mirrored built-ins to two rooms, ceiling fans, wall mounted air conditioning, 3rd room used as a hair salon with a separate entrance.
- Laundry - includes a second toilet
- Back Deck - elevated back wooden deck overlooking backyard

Special Features Include:-

- The property has had a "previous" DA to build more dwellings such as, use of a two-bedroom mobile home for a secondary dwelling in the back right corner of the property/construction of an annex/a detached garage and carport - Under the Great Lakes Council.
- Property comes with a Permaculture Plan to adopt arrangements observed in flourishing natural ecosystems, such establishments include quick pick fruit/vegie garden, espaliered apples/trees -pears/plums/peaches/mulberry/mango etc
- Zoned Village - provides mainly for small rural centres with a mix of residential, community services and low impact commercial activities that support the function of the settlement.
- Hair Salon - the owner is operating a home base business, there's opportunity to use the current space as is or convert the room back into a bedroom/studio/office.
- Storage Container - 40ft, perfect for extra storage/living/office.
- Established Vegie Gardens - three vegie patches, green house, chicken coop, natural cause way to tap into.
- Single Garage - Lock up storage areas with a workspace, undercover lean, perfect for storing firewood.

For Private Inspections, please contact Tania Micallef on 0422 614 135