

**8 Gloucester Street, Stroud, NSW, 2425**



**Land For Sale**

Tuesday, 24 December 2024

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Type: Land



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## **Prime Location! - Vacant Residential Land**

Discover the perfect canvas for your dream home on this expansive \*1,849m<sup>2</sup> vacant residential block in the heart of historic Stroud village. Situated just 200m from the main street, this prime location provides easy access to a charming array of cafes, a grocery store, boutique shops, a 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 (36 km), while the convenience of Raymond Terrace only 45-minutes (50 km).

In a location that combines convenience with stunning views of Stroud Common and the nearby park, this property offers a tranquil outlook featuring horses and spectacular sunsets. The land is mostly flat with a gentle slope, and with access to town services, it is perfectly suited for a range of building designs (STCA).

Seize this unique opportunity to create your dream home and embrace the welcoming, easy-paced lifestyle that the Stroud community offers.

\*35 minutes (43km) to Medowie, 40 minutes (53km) to Newcastle Airport, 1 hour to Newcastle & Maitland CBD and 2.5 hours to Sydney.

Note: The blocks are located within Stroud's Heritage Conservation Area (HCA)

Note: Location photos included.

\*Approximately