

# DOWLING

## PROPERTY



### 6 Avon Street Stroud NSW

1 1 8

Set in the heart of the historic village of Stroud, this truly unique lifestyle property offers the feel of your own private natural botanical garden on 1.32 hectares (3.62 acres). With its picturesque surrounds, charming cottage, and stunning water features, this is a property that feels worlds away while still offering everyday convenience.

Inspired by the charm of the English countryside, you can see why Stroud was named after the Cotswolds of England. Winding along the boundary is approximately 170 metres of permanent creek frontage, framed by beautiful aged Lilly Pilly trees native to the area. Among the manicured lawns sits your own impressive 1,135sqm natural lagoon, creating a peaceful and idyllic setting rarely found.

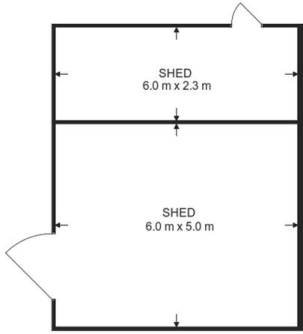
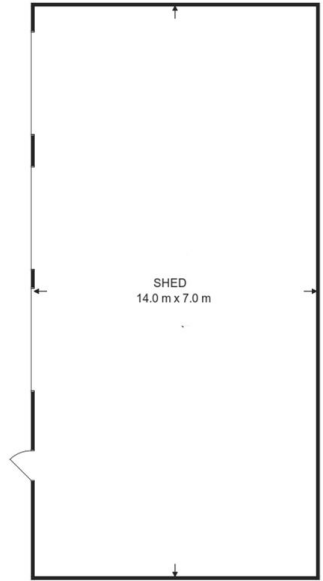
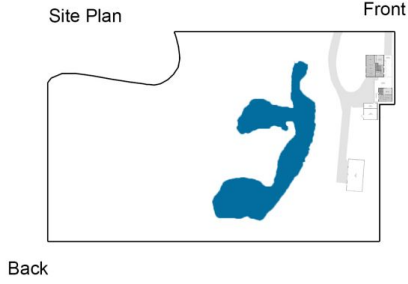
The existing cottage is spacious and inviting, featuring a

**Price** : \$1,050,000  
**Land Size** : 1.32 ha  
**View** : <https://www.dowlingterrace.com.au/sale/nsw/mid-north-coast/stroud/residential/house/8683686>



**Mark Butler**  
0408 492 686

Measurements are approximate and are to be used only as a guide



**DOWLING**  
PROPERTY

6 Avon Street Stroud