



## 40 Memorial Avenue Stroud, NSW

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### An immediate impression of style!

Set on a 1218m<sup>2</sup> block with established gardens, this well-designed home features a continuous flow of interior space, designed for people who love to entertain.

Enter through a stylish entry area and you will be impressed with the mix of casual elegance and simplicity that never goes out of style.

Polished tallowwood floorboards throughout and window furnishing that are seen in designer homes.

The living areas have a northerly aspect which allows for an abundance of natural light and warmth. Generous dimensions ensure your large-scale furniture pieces will be right at home.

Reverse cycle air-conditioning and a cosy wood fire ensures all year comfort for the family.

The superbly appointed kitchen which stays clutter free with plentiful drawers, cabinets and a huge walk in pantry. European appliances which include a pyrolytic oven, induction cook top, range-hood, dishwasher, diamond gloss cupboards plus stunning stone bench tops. A

**Price:** \$650000

**Council Rates:** \$1,580.00/year (approx)



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