



THE PIONEER

RURAL & RESIDENTIAL
PROPERTY

Derrybawn

DENISE HAYNES - 'R & R' RURAL AND RESIDENTIAL PROPERTY



'Derrybawn', the stately white building in the main street of Stroud is known to have been built for accommodation or a boarding house. The name 'Derrybawn' provides us with a link to Ireland, where Mt Derrybawn is located. Mr Price it seems was the builder in 1905; he had married a Miss Ann Flannery. The Price family originated from a small town near Mt Derrybawn. After Mrs Ann Price's death it was occupied by a Miss Laura Price, but it seems to have remained in the hands of the Price family for quite some time, being known at one stage as 'Lewis' Boarding House' due to one of the daughters who was married to a Mr Lewis. She managed the boarding house until her death

in 1932 and it is said that it was then occupied by her sister, another Miss Price.

The property has had a chequered history over the years, being called the 'Karuah River Boarding House' around the 1950's. Although the properties main career has been as accommodation and a boarding house operated by various owners, it was also a Doctors Surgery in the late 1950's. There have been cafes and restaurants along with private residence in between. The property was given a major renovation in the early 1970's when the original separate kitchen building at the rear was demolished, and a new one created inside.

The home is of Federation Queen Ann style and features Federation Filigree style timber brackets across the front verandah and a hooded window typical of the era. Inside you will find delightful Wunderlich (decorative metal) panelling on the ceilings and walls plus wide timber floorboards which are in perfect condition but show the mellowness created by time.

The property has been faithfully restored and renovated by its current owner and the gardens and shade trees surrounding the home provide a private oasis.

'Derrybawn' is currently on the market for \$550,000. Please contact Denise at R & R Property for further details P:4994 9123.

NEW

Advertising Release

R & R Property are proud to announce that they have a new form of advertising for their customers, a glossy full colour magazine called "Real Estate Press". Produced monthly, the distribution is currently at approximately 10,000. The distribution rates will soon be exceeding this figure as further coverage beyond our region is being established especially at our request.

As part of being a valued client of R & R Property you will receive a 1/4 page advertisement absolutely **free of charge**.

We are locally based, and our main focus is always on our District, month after month. Professional photography and graphic artist designed advertisements are all part of the service we provide.

Please call us today to discuss this new initiative and/or to list your property, enabling you to take advantage of our dedication towards **YOU**, the valued customer.

DENISE HAYNES, Director

