



## “The Pioneer”

Denise Haynes - 'R & R' Rural and Residential Property



### REFLECTIONS FROM ONE OF OUR PAST RESIDENTS – NORMAN “Doughy” TULL

(pictured above in his bread cart navigating the original Gortons Crossing)

Norman Tull's Grandfather John Tull came to Booral as a young man from England, he took up a grant of land, perhaps 80 acres, rich in cedar trees, and began work in the cedar trade. He was a cedar cutter – built rafts out of his felled timber and sent them to Sydney by ship, floating them to Allworth down river from Booral when the river was high enough. He built his own home, which included many cedar fittings in its interior. He married a Miss Ridgeway, and they had a family of ten - Anthony Ridgeway being Normans father.

Anthony Ridgeway Tull was the first butcher in Booral, having taught himself the butchering trade. (The butchers building and slab slaughter house still exist just South of the Washpool Rd turn). When he gave up the business, his brother Jim took it on. Animals were bought from local farmers, and slaughtered in the small slab building behind.

Norman was born in Mill Creek, just a little way from the Stroud Showground. He remembered the brick making at Mill Creek, and recalled the clay ovens used in the process. A number of homes and public buildings around Stroud have been built of locally made bricks.

Norman was eight years old when he began school. While still a school boy, Norman milked twenty cows before and after school every day. He also did odd jobs on farms around the district after leaving school until at age sixteen he became the Bread Carter, a job he held for 24 ½ years.

Albie Farley was the Baker carrying on his work at the bake house just North of the Stroud Showground on the corner of Britton Court Road (This building still stands today).

Norman began work at 6am delivering bread with a horse and cart. He delivered to Stroud Road, Johnsons Creek, Mill Creek, Clareval, Washpool and Nooroo, calling twice a week at each place. As well as being the bread carter he delivered and posted mail, and purchased odds and ends as requested for the farms in isolated areas.

**NOTE:** Norman Tull is not to be confused with our well known & much loved local Iarrikin Keith “Doughy” Tull – Norman's son who resides at Stroud Community Lodge. Keith inherited his Fathers nickname.

**Item of Interest:** *The family Tull before settling in England were the family Tulles of France.*



**SOLD**

**Lots 1 & 3 37-38 Bucketts Way, Wards River**

**\$45,000 each**

Approx 908 sqm building block in quiet Wards River village.

**SOLD**

**Lot 2 Ward St, Wards River**

**\$50,000**

Approx 1012sqm building block in quiet Wards River Village.

**SOLD**

**Lot 6 Hinton St, Stroud**

**\$125,000**

Approx 2024sqm building block in quiet street of Stroud village.

**SOLD**

**11 Myall St, Allworth**

**\$345,000**

3 bdm brick & tile home on approx 594sqm block. Walk to Karuah River.

## NEW LISTINGS...

**2-6 Hodgson St, Stroud**

**\$175,000**

Approx 1 acre block in the heart of Stroud Village. Has DA Approval to be subdivided into 3 x building lots. Rural outlook. Town water, sewer & power at boundary. Enjoy as a large parcel of land within walking distance of shops or subdivision for the investor.

**Lot 12 Booral Rd, Girvan**

**\$259,000**

Approx 5 acre lot with building entitlement. Triangular shaped block with tar road frontage, gravel road access and farmland behind. Power is already inside the block. Creek and billabong. Mainly cleared with stands of shade trees.

**"St Quen Court" – Subject to DA Approval**

**Estimated to start at approx**

**\$290,000**

Proposed to be built in 2011 subject to DA Approval – 9 x 2Bdm Detached Villas for the over 55's. Disability friendly, air con, alarm system, spacious open plan living, 1-2 bathrooms & 2 x wc's per villa, low maint. grounds, communal library/rec room, courtyard/ deck areas. 3 x designs available. Seeking expressions of interest to purchase off the plan – contact agent for further detail.

**"Oakleigh" 501 Bucketts Way, Stroud**

**\$425,000**

4Bdm home on approx 5 acres. Surrounded by farmland. Home is Circa 1890 and restored by current owner. Originally the Principals residence at the front & the old school at the rear. The two have been combined to create a lovely family home with spacious bdms & huge kitchen. New roof & guttering. Completely re-piered. Recently painted inside & out.

**Lot 150 Brooks Rd, Girvan**

**\$430,000**

Approx 100 acre property with colorbond shed. Set up as dwelling with kitchen, bathroom, laundry, 3 x bdms & lounge area with slow combustion fire, septic. 3 x dams plus creek along one boundary. 3 x paddocks. Plans available for a DA Approved dwelling. Breath taking views.

**2124 Bucketts Way, Booral**

**\$490,000**

4Bdm home. Extremely spacious and situated on approx 2023sqm or ½ acre. Absolutely massive open plan living areas with 11 ft ceilings. Huge sunny & modern kitchen. Ducted air con throughout, slow combustion wood fire & ceiling fans. Main bdm with French doors to the garden. Large shed, plus 3 car garage & carport. Lovely yard & gardens. Fully fenced.

**389 The Branch Ln, THE BRANCH**

**\$650,000**

5Bdm weatherboard home on approx 144 acres. Gently sloping land approx 70% cleared to pastures. 3 x dams & 3 x paddocks – stands of shade trees. Large machinery shed with internal cool room, plus open bay shed with workshop. Great for a farm or lifestyle property.

**1644 Bucketts Way, BOORAL**

Expressions of interest between **\$1.6M - \$1.8M**

Poultry Farm with 2 approx 450ft sheds – recently refurbished. Free range area. Approx 52 lush cleared river flat acres. Irrigation license of 20 megalitres. Approx 300 metres of river frontage. 3 bay machinery shed. Office. Cattle yards. 2 Bdm cottage with new Dbl garage. List of equipment inclusions available. Opportunity to own a great business & experience a rural lifestyle.

*R&R*



RURAL & RESIDENTIAL  
PROPERTY

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