

31 PRATT STREET, KYOGLE, NSW, 2474



SOLD

THREE BEDROOM HOME ON LARGE CORNER BLOCK!

This neatly presented 3-bedroom, timber home with tiled roof is set on a large 1214 m2 corner block in Geneva.

Timber kitchen with Laminex benchtops and plenty of cupboard space. Three good size bedrooms 2 with built-in cupboards, ceiling fans and one bedroom with office/study nook. Loungeroom opens to the front porch and has views towards Fairymount. A large reverse cycle air conditioner flows through the loungeroom, dining room and kitchen area which also has a gas heater for extra warmth.

- Bathroom has separate shower and bathtub.
- Separate toilet.
- A large airconditioned rumpus room ideal for the family.
- Separate sunroom with access to the back yard.
- Near new carpet in three bedrooms
- An internal laundry.
- Solar hot water.
- Easy care, established gardens with a garden shed.

You will love the huge undercover pergola area within the fully fenced low maintenance back yard.

Double lock up garage with a separate work shop at the front with shelving and power. Investors take note, with such a large corner block there are endless opportunities to sub divide or build another dwelling for the family. STCA.

Whether you are a first home buyer, investor or a family wanting a good-sized home on a large block then this could be the property you have been looking for! The property does have good tenants in place if you are looking for an investment.

Call Lynda - 0497 395 093 Or David – 0428 322 517. Lifetime locals to the area.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Croker Realty cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Croker Realty

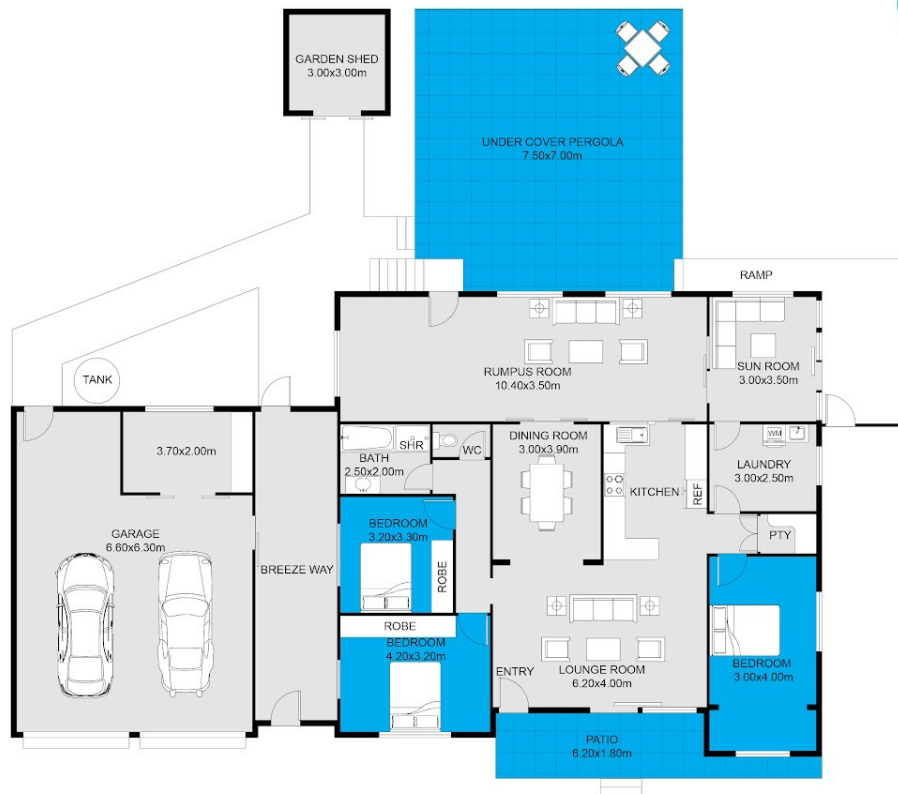
3 BED | 1 BATH | 2 CAR

PRICE:
\$537,500

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. @Realty gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



31 Pratt St, Geneva

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