

# 18 GROOM STREET KYOGLE



## FOR SALE

**COZY HOME. CLOSE TO TOWN CENTER - 3 BED,  
1 BATH, 758.80SQM - KYOGLE, NSW**

Welcome to this cozy three-bedroom home, situated in the beautiful rural town of Kyogle, NSW. This charming property is the perfect place to call home, the property offers a balance of outdoor and indoor living. Located on a 758.80 square meter block, this 3-bedroom, 1 bathroom, with large sleepout provides the perfect combination of a rural lifestyle combined with the convenience of town living, this home is in an enviable location. Leave the car at home and take a stroll downtown to the nearby Kyogle CBD, schools, pool, hospital and sporting fields.

The property is an ideal family home, featuring a double lockup garage, a covered carport for your boat or caravan and with more storage in the garden shed. A front balcony and back deck provide plenty of space outdoors, while the covered outdoor entertainment area offers a great spot for summer barbeques and gatherings with friends and family.

The home is further complemented by a well-appointed kitchen with ample storage and bench space, which flows through to the large lounge and dining area, with the added comfort of a split system air-conditioner and a combustion fireplace.

The property has been freshly painted inside and has new floor coverings throughout.

This property is perfect for a growing family looking for a rural lifestyle or an investor looking for a great rental opportunity.

This home is sure to be in high demand so contact us today to arrange an inspection. Don't miss out on this great opportunity. Enquire now to secure your viewing! Contact 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 | 3 CAR**

**PRICE:**  
**\$540,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Lynda Croker**  
**0497395093**

lyndacroker@atrealty.com.au

**Croker Realty**



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

BoxBrownie.com 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.

Lynda Croker

0491 350 135 Groom st, Kyogle

lyndacroker@atrealty.com.au

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