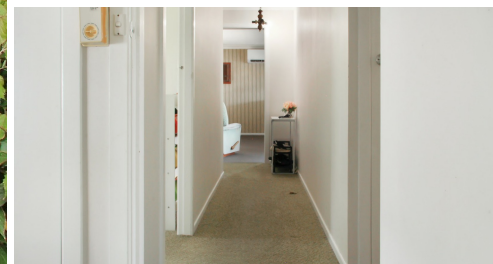


30 SAVILLE STREET, KYOGLE, NSW, 2474



**SOLD**

## "WARM AND WELCOMING 2 BEDROOM BRICK AND TILE HOME"

### NEW ASKING PRICE

Welcome to this warm and welcoming sanctuary nestled on a spacious 663m<sup>2</sup> block in Geneva, with picturesque views towards Kyogle township. This charming 2-bedroom brick and tile home offers a cozy retreat for those seeking comfort and tranquility. Boasting both a front porch and a back covered deck, this residence seamlessly blends indoor and outdoor living, offering the perfect balance of relaxation to sit and enjoy the morning coffee while watching the sunrise or the warmth of the afternoon.

Step inside and be greeted by the open plan lounge and dining area adorned with natural light, which flows through to a neat and tidy kitchen. For your comfort there is a large reverse cycle air conditioner for all seasons. The home boasts a well-appointed bathroom with a separate shower and bath.

Equipped with a single lock-up garage, and laundry adds convenience and functionality. Whether it's sheltering your vehicle or providing extra storage space, this feature adds to the practicality of your everyday living.

Outside, discover the fully fenced backyard, offering privacy and security for your loved ones and pets to roam freely. A garden shed stands ready to accommodate your tools and outdoor essentials, while the lush greenery adds a touch of nature to your surroundings.

Currently tenanted, this property presents an excellent investment opportunity or the chance to secure your future home. Don't miss out on the chance to make this warm and welcoming retreat your own. Enquire now to arrange a viewing and experience the comfort and serenity it offers firsthand. 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

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$390,000**

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

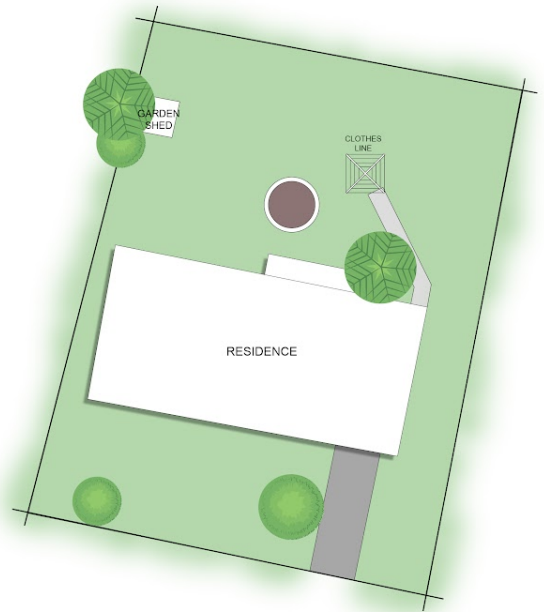


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**Croker Realty**



FLOOR PLAN



SITE PLAN

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.

30 Saville street, Kyogle

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.