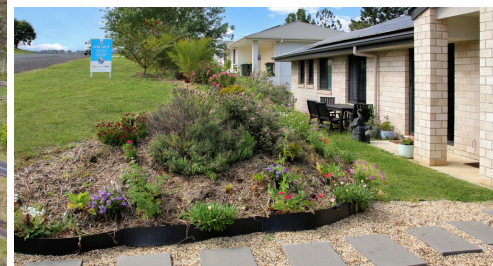


3 CADDIE AVENUE NEW PARK



FOR SALE

NEW PRICE MODERN 4 BED, 2 BATH FAMILY HOME AT 3 CADDIE AVENUE, KYOGLE

Welcome to 3 Caddie Avenue, New Park KYOGLE.

Set on a large 3,714 m² block, this, 4 bed, 2 bath home offers ample space for your family. Completed in 2022 and built to high standards, this home is a testament to contemporary design and sustainable living, complete with a 48-year warranty. The work is done ready for you to slow down and live closer to nature, in an affordable, sustainable way. Here's a detailed look at what makes this property truly exceptional.

The open-plan layout seamlessly connects the kitchen, dining, and lounge areas and flows through to the covered outdoor entertainment space.

The kitchen is a chef's dream, featuring modern appliances, a stone benchtop that combines style with durability. Its sleek design complements the modern aesthetics of the home.

Bathroom and ensuite have modern styling and ergonomic features.

Each bedroom is thoughtfully designed with built-in robes, air-conditioning, and ceiling fans, ensuring year-round comfort and convenience. The main bedroom boasts a spacious 2-meter walk-in robe and a private ensuite, wake up and take in the valley views from your bed.

Unwind in the 6-seater magnesium spa, just one year old, while enjoying the breathtaking views of the valley. Perfect for deep relaxation after a long day.

With only two years since construction, the home is backed by a substantial 48-year warranty through Dixon Homes, ensuring long-term reliability. This home features acoustic barriers to provide a peaceful retreat, shielding you from external noise while maintaining modern comfort.

Reverse cycle air-conditioning and ceiling fans in all rooms provide precise climate control, adapting to any season with ease. The home is equipped with R5 insulation in the roof and thicker glass, offering superior energy efficiency and comfort. All doors and windows are acoustically sealed to maximize privacy and create a serene living environment. A 5-kW solar system with grid feed-back. Solar Hot Water. Town water as well as two water tanks - 22,500L for off-grid use and 3,000L for household needs. The kitchen has filtered water tap for convenience.

Enjoy panoramic valley view's towards Kyogle township, providing a picturesque backdrop to daily life.

Garage and Shed: A large 3.5x5m shed offers extensive storage options, and there's additional space for expansion, including a separate water and electricity meter for potential extra dwellings (STCA).

Food Garden: Established vegetable gardens and edible landscapes provide

4 BED | 2 BATH | 2 CAR

PRICE:
\$690,000

OPEN FOR INSPECTION:
N/A



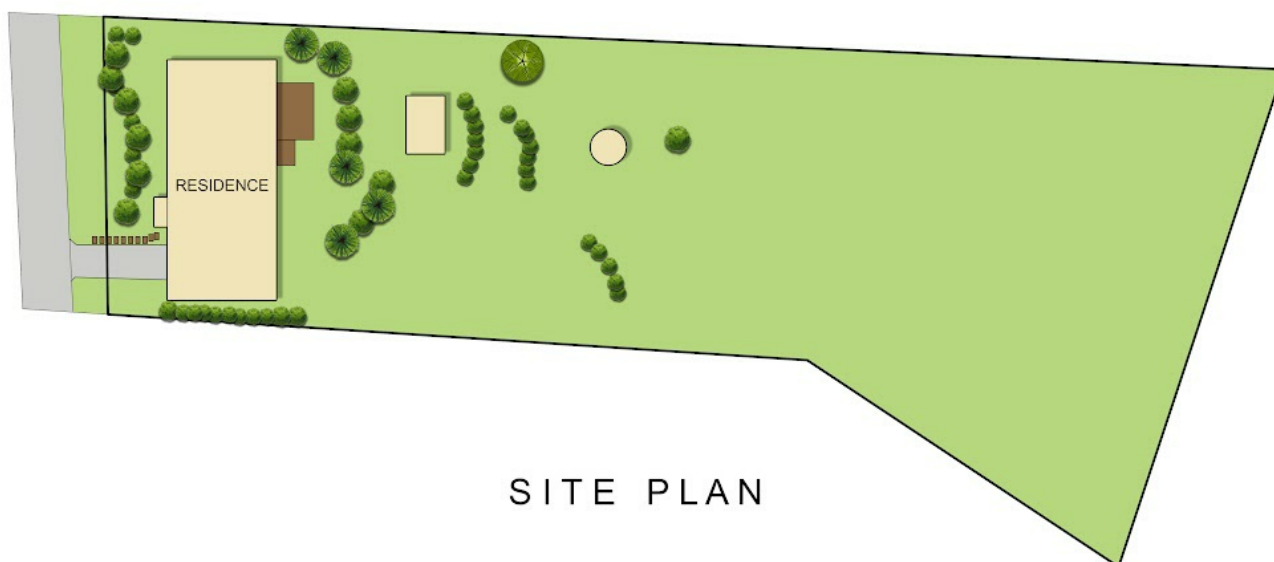
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FLOOR PLAN



SITE PLAN

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.

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