

3 CADDIE AVENUE, KYOGLE, NSW, 2474



FOR SALE

NEAR-NEW HOME WITH VALLEY VIEWS ON 3,714M²

Welcome to 3 Caddie Avenue, New Park, Kyogle

Set on an expansive 3,714m² block, this near-new four-bedroom, two-bathroom home offers space, comfort, and sustainable living with breathtaking panoramic valley views across Kyogle township.

Completed in 2022 and built to a high standard by Dixon Homes, this modern residence is designed for those seeking a relaxed lifestyle closer to nature, without compromising on quality or convenience. With the hard work already done, this is a home where you can slow down, settle in, and enjoy an affordable, sustainable way of living — all backed by a 48-year structural warranty.

The light-filled open-plan kitchen, dining, and lounge area forms the heart of the home, seamlessly flowing out to the covered outdoor entertaining space — perfect for hosting family and friends while taking in the peaceful surrounds.

The stylish kitchen is a chef's dream with a sleek stone benchtop, and thoughtful design that blends functionality with contemporary appeal.

Both the main bathroom and ensuite showcase modern styling with ergonomic features for everyday comfort.

Each bedroom is thoughtfully designed with built-in robes, ceiling fans, and air-conditioning, ensuring year-round comfort. The main bedroom is a true retreat, boasting a generous 2-metre walk-in robe, private ensuite, and the luxury of waking up to sweeping valley views.

Designed with comfort and efficiency in mind, the home includes:

- Reverse-cycle air-conditioning throughout
- R5 roof insulation and thicker glazing for superior energy efficiency
- Acoustic barriers and sealed doors and windows for peace, privacy, and quiet living
- 5kW solar system with grid feedback
- Solar hot water
- Town water plus two water tanks (22,500L for off-grid use and 3,000L for household needs)
- Filtered water tap in the kitchen

Outside, the property continues to impress. A 3.5 x 5m shed provides excellent storage, with additional space available for expansion.

The established fruit orchard is a standout feature, with an impressive variety including orange, mandarin, blood orange, lemon, lime, cumquat, avocado, nashi pear, guava, mulberries,

4 BED | 2 BATH | 2 CAR

PRICE:
\$770,000

OPEN FOR INSPECTION:
N/A

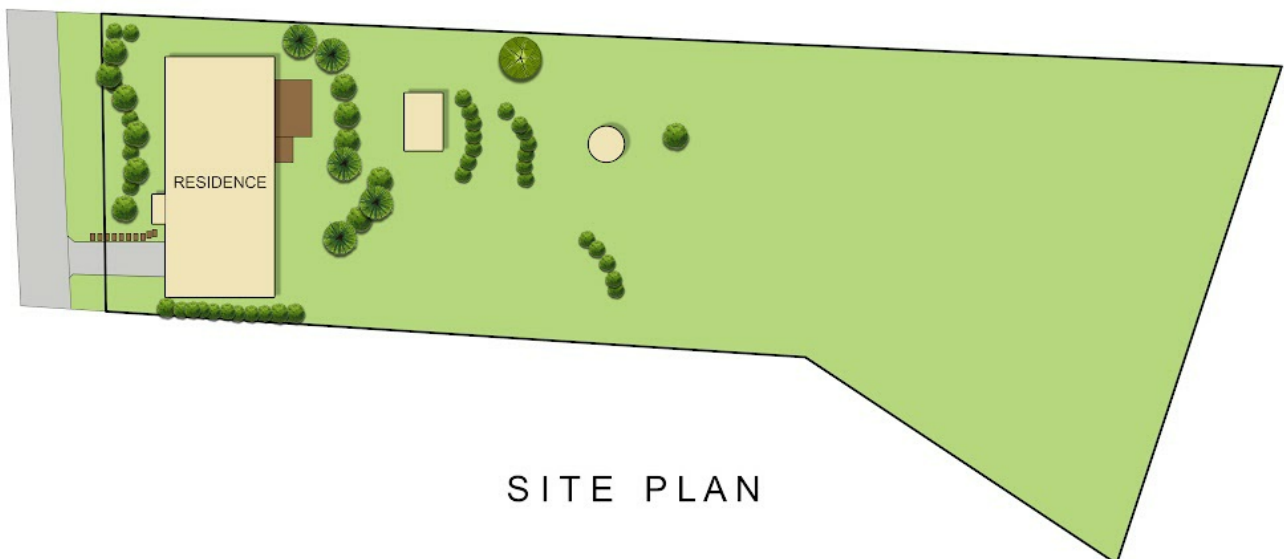


Lynda Croker
0497395093

lyndacroker@atrealty.com.au
Croker Realty



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.

3 Caddie Avenue Kyogle

Lynda Croker
0497395093

lyndacroker@atrealty.com.au

Croker Realty