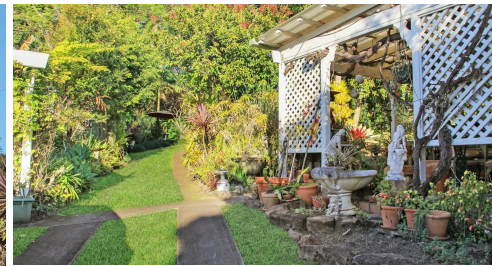


# 206 SUMMERLAND WAY KYOGLE



## FOR SALE

### "FEDERATION CHARM: 3-BEDROOM HOME IN KYOGLE WITH PRIVATE GARDEN RETREAT "

Welcome to 206 Summerland Way, Kyogle! This lovely federation home, set on a generous 1,088m<sup>2</sup> block, combines classic charm with modern comforts.

#### Key Features:

Bedrooms: 3 spacious bedrooms.

Bathroom: 1 well-appointed bathroom.

Kitchen: Modern spotted gum timber kitchen with granite countertops.

Living Areas: Separate dining room and lounge room for versatile living.

#### Outdoor Spaces:

French doors open to a side veranda, perfect for enjoying the afternoon sun.

A back patio ideal for morning relaxation, surrounded by a beautifully established, easy-care garden.

Multiple sitting areas within the private garden, offering serene escapes to enjoy nature.

Structure: Timber and iron roof home with timber floors throughout.

Parking: Double lock-up garage and a single carport for convenience.

Access: Driveway through the garden to the side entrance provides easy access and a picturesque arrival.

This home is a haven for those who appreciate both indoor comfort and outdoor beauty. Enjoy the tranquility of your private garden and the charm of this federation-style residence. Don't miss the chance to make 206 Summerland Way your new address!

For more information or to arrange an inspection 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:

\$579,000

#### OPEN FOR INSPECTION:

N/A



**Lynda Croker**

**0497395093**

lyndacroker@atrealty.com.au

Croker Realty