

776 GREEN PIGEON ROAD, GREEN PIGEON, NSW, 2474



**SOLD**

## "RURAL RETREAT: MODERN COMFORT IN A PICTURESQUE SETTING"

Escape to your own slice of paradise at 776 Green Pigeon Road, set in the picturesque Green Pigeon Valley, approximately 15 minutes north of Kyogle. This timber and Colorbond home is perfect for families looking to leave the hustle and bustle of city life behind and embrace country living.

Situated on approximately 1 acre, this charming 5-bedroom home offers modern comforts in a serene rural setting. The spacious main bedroom features air conditioning, a private veranda with an outdoor bath, and ceiling fans throughout for year-round comfort. The home boasts a large modern kitchen, reverse cycle air conditioning, and a cozy wood fireplace. Step outside onto the back deck, ideal for outdoor dining and entertaining while taking in the spectacular views of the surrounding mountains and farmland.

Additional features include:

2 x 25 thousand litre water tanks with access to Fawcett's Creek

Solar hot water system

Large greenhouse for year-round vegetable gardening

Fenced garden area with fruit trees and raised garden beds

The property also includes a double garage (7m x 7m) with power, a concrete floor, roller door, and driveway.

A highlight of the property is the versatile granny flat/storage room, complete with an outdoor bathroom and veranda. Connected to the main house by a stylish wooden walkway, this space can serve as a parent's retreat, home office, or a special space for guests.

Enjoy the tranquility of nature, with the added bonus of swimming in the creek on warm summer days. This property is the perfect place to create lasting family memories.

For more information or to arrange an inspection, contact us today. 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,

**5 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$700,000

**OPEN FOR INSPECTION:**  
N/A



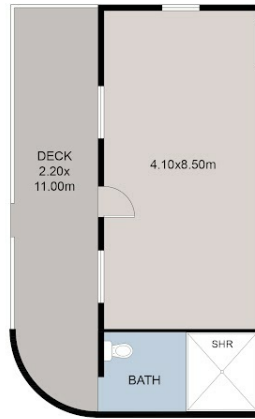
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**Croker Realty**



FLOOR PLAN



GRANNY FLAT/  
STORAGE



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.

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