# 12 WILLIS STREET, KYOGLE, NSW, 2474










# SOLD

## CHARMING HIGH-SET HOME WITH ABUNDANT OUTDOOR SPACES AND UNIQUE OUTDOOR FEATURES.

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Welcome to 12 Willis St, Kyogle – a beautifully renovated high-set home on a generous 5,046 sqm block, offering the perfect blend of original charm and modern conveniences.
As you enter from the open front deck, you're immediately drawn into this well-presented home by an inviting enclosed sunroom – the perfect spot to enjoy your morning coffee. The home features three bright and spacious carpeted bedrooms, all with built-in robes and ceiling fans. The master bedroom also boasts air-conditioning for added comfort.
The air-conditioned, open-plan kitchen and dining area is designed with functionality in mind, offering a walk-in pantry and ample storage space. Step outside to the back deck which is partially covered and enjoy views of your surrounding gardens.
A separate lounge room provides a cozy retreat with a combustion wood heater and air conditioning, while polished hoop pine flooring adds warmth and character throughout the home. The fully renovated shower and toilet area add a modern touch.

Downstairs is fully concreted, offering an ideal space for entertaining with a second toilet, shower and the laundry. There's also a large lockable workshop/storage area and undercover parking for your convenience.

This property is within walking distance to schools, playing fields, shops, clubs, the hospital, and the swimming pool – providing all the conveniences of town living with a serene, rural outlook. The expansive grounds present numerous possibilities, and the established gardens are a true delight. You'll find an abundance of fruit-bearing trees, veggie gardens, and even a large chicken run where the lucky chickens reside in their very own combi van!

Additional outdoor features include a labyrinth, a pizza oven and BBQ area, perfect for alfresco dining and entertaining all built by the current owner.

Don't miss the opportunity to inspect this beautifully presented home – it's sure to surprise and impress.
For more information or to arrange an inspection, contact us today. Lynda - 0497 395 093 Or

## 3 BED | 2 BATH | 2 CAR

PRICE:
$640,000

OPEN FOR INSPECTION:
N/A



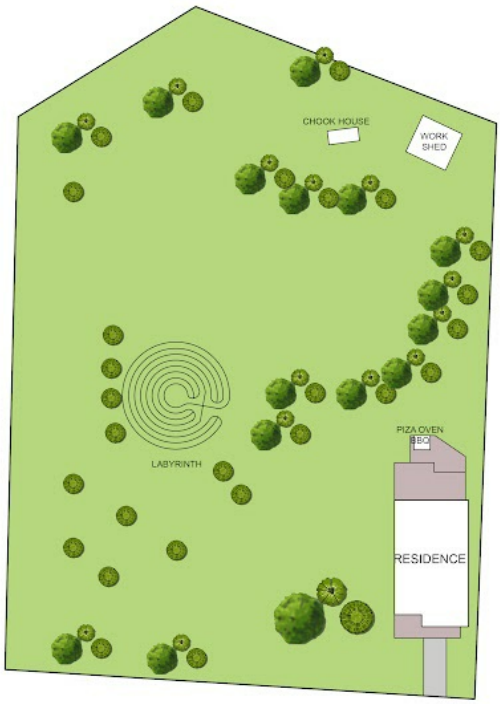
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Croker Realty




GROUND LEVEL




TOP LEVEL




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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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