

33/35 GENEVA STREET, KYOGLE, NSW, 2474



FOR SALE

GRAND TWO-STOREY BRICK FEDERATION MANOR IN KYOGLE'S HEART.

Kyogle is renowned for its friendly locals, Art Deco main street, and as the gateway to the stunning Border Ranges National Park, and is home to this iconic two-storey double-brick Federation Country Manor. A true landmark in Kyogle's history, this grand turn-of-the-century residence stands as one of the area's most substantial buildings, featuring sweeping roofscapes, shaded verandas, and beautifully crafted decorative woodwork.

This stunning double-storey home is a rare find nestled in an elevated, prime flood-free location just a stone's throw from the main street, this remarkable home offers a perfect blend of historic charm and modern comfort. Situated on a spacious 3889m² double block with mature subtropical gardens and shade trees, the property boasts an expansive 230m² living area and an impressive 231m² covered, outdoor space, ideal for both relaxation and entertaining.

Inside, the home exudes grandeur with 13-foot ceilings and polished timber floors throughout. Cedar doors and window frames provide warmth and character, and all flow onto the wrap-around verandas.

The well-appointed kitchen includes a walk-in pantry, offering ample storage and convenience. The home has a bright and airy sunroom, and a warm and inviting formal dining room that has a beautiful cast iron and tiled fireplace with a marble mantle.

The large lounge room, complete with an open fireplace, creates the perfect setting for family gatherings. With three generously sized bedrooms, this home is perfect for a growing family. The property has two bathrooms, both have clawfoot baths, which add to the charm of this home. External stairs lead to the lower level which has two bedrooms, a second bathroom, an office and living area that open to the lower veranda, great for extra guests, dual living or B&B.

Additional features include slate steps leading up to the front entrance, adding sophisticated appeal, while the double-brick cavity walls ensure excellent insulation, enhancing both the durability and energy efficiency of the property.

This exceptional property presents a rare opportunity to own a piece of Kyogle's history, offering both timeless features and modern amenities in one of the most sought-after locations. This magnificent double-storey property also offers an incredible opportunity for both comfortable living and potential income. With its charming features, spacious layout, and prime location, it's an ideal property for a B&B venture, attracting guests seeking a un

3 BED | 2 BATH | 2 CAR

PRICE:
\$1,300,000

OPEN FOR INSPECTION:
N/A



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LOWER FLOOR

UPPER FLOOR

SITE PLAN

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