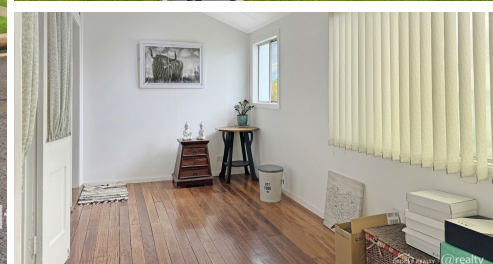


13 FAWCETT STREET KYOGLE



FOR SALE

CHARMING TIMBER HOME WITH DUAL ACCESS AND OUTDOOR LIVING

PRICE CHANGE - Welcome to 13 Fawcett Street, Kyogle—a well-maintained, light-filled timber home situated on a generous 766m² block with front and rear access. Perfect for families, first-home buyers, or investors, this property offers comfort, functionality, and fantastic outdoor entertaining spaces.

Inside, you'll find:

- * Timber floors
- * Three spacious bedrooms, two with carpet.
- * Two bathrooms plus an office space, ideal for remote work or study
- * Freshly painted interior, creating a bright and airy feel throughout
- * Open-plan kitchen and dining area with plenty of room for family meals
- * Lounge room with a near new reverse-cycle air conditioner for year-round comfort

Step outside and enjoy:

- * A near-new timber deck with insulated roofing—perfect for entertaining
- * A covered rear patio that overlooks the backyard.
- * An enclosed sitting room that flows downstairs from the kitchen area and leads to the laundry and main bathroom (featuring a separate shower, bath, and toilet)
- * Extensive under-house storage, including a concreted workshop area and room to store a car, boat, or trailer.
- * Plus, two spaces for undercover car parking.

Additional highlights:

Friendly neighbourhood.

Enjoy your morning coffee in the undercover outdoor area, basking in the morning sun

Short walk to Kyogle's CBD, schools, and local amenities

This home has all the charm of a classic timber build with the updates and features that make daily living easy. Don't miss your opportunity to secure this versatile property in a sought-after location.

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,

3 BED | 1 BATH | 2 CAR

PRICE:
\$629,000

OPEN FOR INSPECTION:
Aug 9 at 11:00am - 11:45am

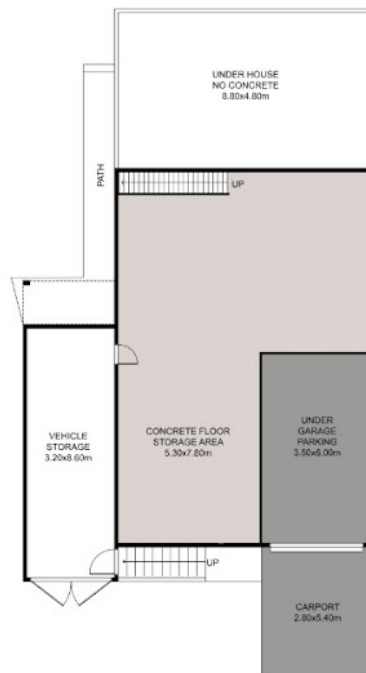


Lynda Croker
0497395093

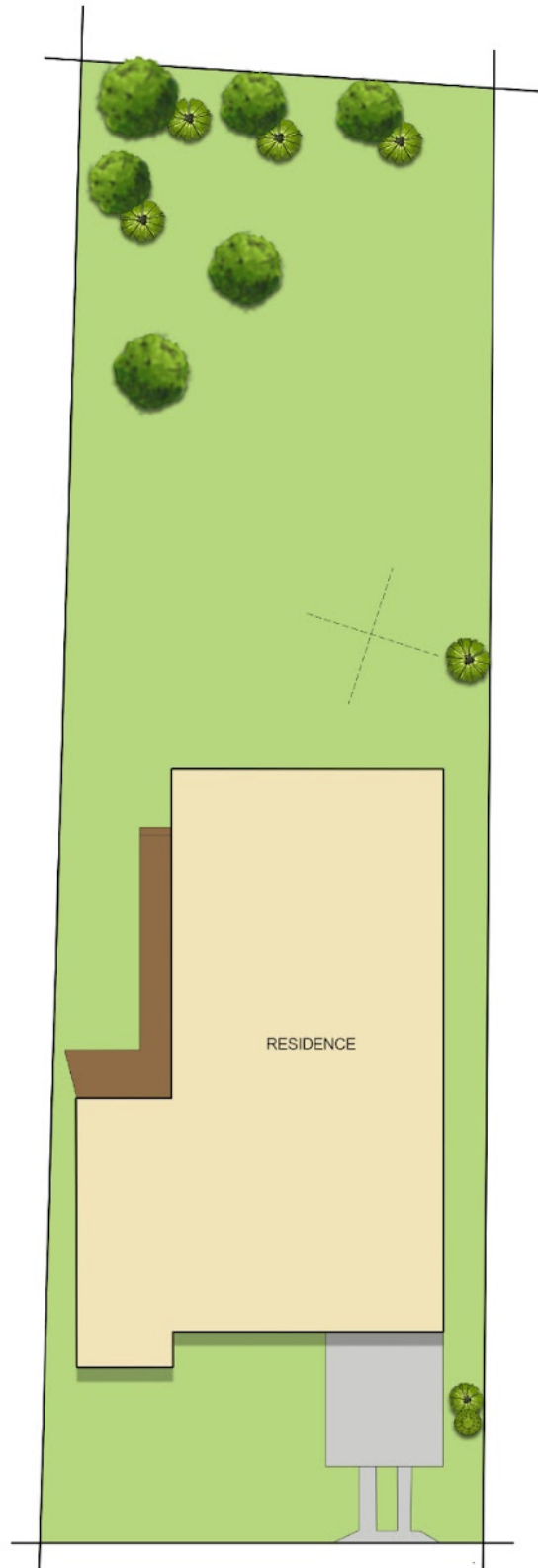
lyndacroker@atrealty.com.au
Croker Realty



GROUND LEVEL PLAN



LOWER LEVEL 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.

13 Fawcett Street, Kyogle NSW 2474