

71 KYOGLE ROAD, KYOGLE, NSW, 2474



**SOLD**

## NEAT, SWEET & MOVE-IN READY COTTAGE

Full of charm and character, this well maintained 2-bedroom cottage is perfectly positioned on a 506m<sup>2</sup> corner block, just a short walk from Kyogle's town center. With lovely views of the surrounding valley and mountains, this home offers comfort, convenience, and potential. Originally built in the 1940s, this light filled home features two large bedrooms with built-in wardrobes, a cozy lounge room with air conditioning, and a practical kitchen with a blend of timber and Laminex finishes. The carpeted bedrooms and loungeroom create a warm and inviting feeling. The home is neat and functional, with a separate bathroom, toilet facilities, separate laundry and utility room, fresh paint both inside and out. Step outside to a covered carport and a versatile outdoor area—ideal for entertaining or relaxing. The property has a rainwater tank, and a lockable garden shed for extra storage. The low-maintenance yard has been landscaped and is ready for you to add your own personal touches, whether that's a veggie garden, fruit trees, or your favorite plants. Whether you're entering the property market, downsizing, or seeking a smart investment, this home ticks all the boxes.

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, floor plans, council approval and measurements etc. these have not been verified by Croker Realty

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$445,000**

**OPEN FOR INSPECTION:**  
**N/A**

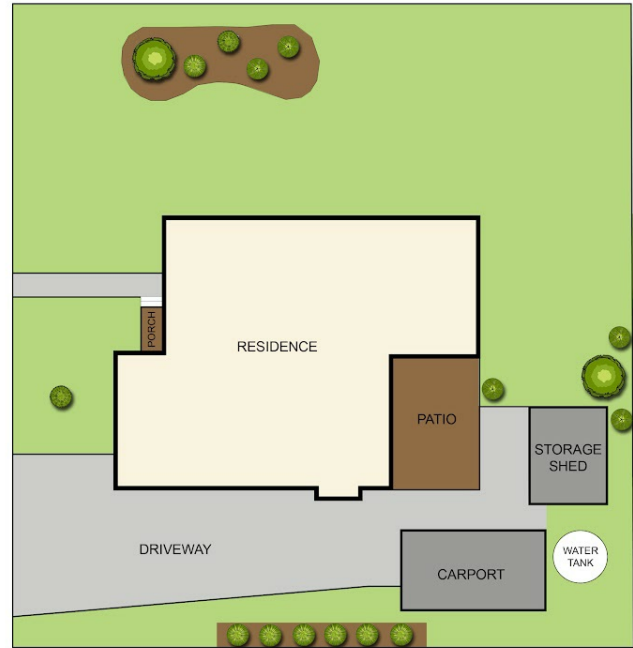


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FLOOR PLAN



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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