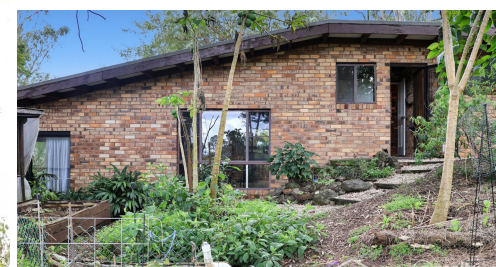


13 WARRAZAMBIL STREET, KYOGLE, NSW, 2474



FOR SALE

POSITION! POSITION! POSITION! OVERLOOKING THE HEART OF KYOGLE

Privately positioned among established trees and lush tropical gardens, this exceptional lifestyle property spans an impressive 9,030sqm and captures sweeping valley views to the south, west, and north.

The substantial four-level brick family home offers the perfect balance of space, comfort, and sustainability. With five generous bedrooms, multiple living zones, and a layout designed to embrace both indoor living and outdoor entertaining, this is an ideal retreat for growing families or those seeking a peaceful tree-change without sacrificing convenience.

Despite its private, elevated position, the home is located approximately 500 metres from Kyogle's main street, with easy walking access to schools, the hospital, local cinema, and railway station.

The thoughtfully designed split-level layout features polished timber and tiled flooring throughout the living, kitchen, and dining areas. Three upper-level bedrooms are carpeted for comfort, two with built-in wardrobes, and are serviced by the main bathroom and laundry. Year-round comfort is assured with air-conditioning and a cosy combustion fireplace.

On the lower levels, you'll find two additional bedrooms, a storage room, a second toilet, and a separate front entrance—perfect for home business, teenagers, guests, or extended family living.

The large covered patio is ideal for family gatherings and BBQs, showcasing breathtaking mountain, valley, and town views. The frost-free grounds feature established permaculture gardens, 20+ fruit trees, private 500m walking/running track, and abundant wildlife including koalas, wallabies and a variety of birds. Above the home lies another large elevated, mown area with stunning views—an exciting opportunity to build a second dwelling (STCA). What would you create here?

Sustainability is well catered for with a 10kW inverter, 13kW solar system, and 50,000 litres of rainwater storage. Additional features include two carports and a large Colorbond shed, ideal for storage or workshop use.

Located just minutes from Kyogle's town center, this property is part of a welcoming community with excellent schools, sporting clubs, and easy access to national parks and Toonumbar Dam. For coastal escapes, Ballina/Ballina airport is approximately 1 hour away, Byron Bay 1.5 hours, and Coolangatta Airport around 1¼ hours

Move in and enjoy peaceful country living with all the comforts of town life.

5 BED | 1 BATH | 3 CAR

PRICE:

\$899,000 - \$915,000

OPEN FOR INSPECTION:

N/A



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FLOOR 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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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.