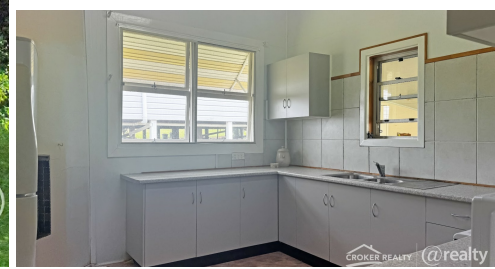


5 BLOORE STREET, KYOGLE, NSW, 2474



# FOR SALE

## HOP, SKIP & A JUMP TO KYOGLE'S MAIN STREET

Hop, Skip & a Jump to Kyogle's Main Street  
Potential & Mixed-Use Zoning

Positioned just moments from Kyogle's town center, this charming circa 75-year-old home offers exceptional convenience and exciting potential. Position, with shops, schools, and Kyogle's Olympic swimming pool all within easy walking distance, you can truly leave the car at home and enjoy everything this vibrant township has to offer.

The home sits on a generous 1,005m<sup>2</sup> mixed-use zoned block, complete with the rare bonus of both front and rear lane access, opening the door to future possibilities (STCA).

A very private front veranda provides the perfect spot to relax at the end of the day, listening to birdsong while enjoying sunset glimpses through established trees.

Inside, the home features:

- Three good-sized bedrooms
- One bathroom plus separate toilet
- Timber floors throughout, with carpet removed
- Two open fireplaces (currently capped)
- Laminex kitchen

Reverse-cycle air conditioning in the lounge room

At the rear, a covered patio houses the laundry and an additional sitting area, ideal for outdoor living. The backyard includes established native, mulberry and guava trees, adding charm and seasonal produce.

Completing the property is a lockable car shed with storage attached, making it practical as well as appealing.

Whether you're a homeowner seeking central convenience, an investor, or someone looking to explore the opportunities of mixed-use zoning, 5 Bloore Street is a rare offering in an unbeatable location. Contact Lynda 0497 095 093 or David 0428 322 517 for more information or to arrange and inspection.

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

3 BED | 1 BATH | 1 CAR

PRICE:  
\$599,000

OPEN FOR INSPECTION:  
N/A



**Lynda Croker**  
**0497395093**

lyndacroker@atrealty.com.au  
Croker Realty



FLOOR 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.

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

LAND AREA: 1,005 m<sup>2</sup>

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