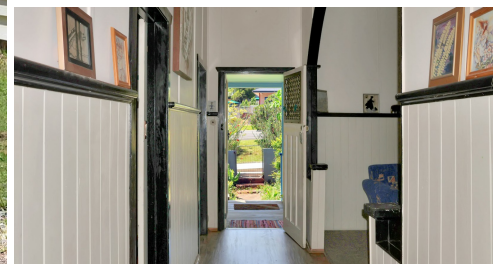


179 SUMMERLAND WAY, KYOGLE, NSW, 2474



# FOR SALE

## CHARACTER, SPACE & LOCATION – A KYOGLE GEM

179 Summerland Way, Kyogle – Classic Charm, Convenience & Space

!!! NEW PRICE !!!

This solid timber and iron home (circa 1926) is set on a generous 822m<sup>2</sup> block with the added bonus of rear lane access. Rich in character and positioned close to the heart of Kyogle, this property offers comfort, practicality, and an enviable lifestyle.

The home features two bedrooms plus a large sleep-out, providing flexible living options. Timber floorboards run throughout the home, currently covered with vinyl planking and carpet, and an original fireplace adds a touch of timeless charm. Reverse-cycle air conditioning ensures year-round comfort.

The laminex kitchen enjoys pleasant views over the established back garden, while the home's elevated rear position opens out to a large covered deck, the perfect spot to relax and take in the beautiful sunsets. Stairs lead down to a concreted under-house entertaining area, which also houses the laundry and a second toilet — ideal for gatherings and everyday convenience.

Outdoors, the established gardens are a real highlight, featuring a variety of shrubs, native plants, and fruit trees. The yard is fenced, making it ideal for children and pets. A large 8.8m x 7.5m shed provides excellent storage and space for vehicles or hobbies, and 12 solar panels help keep power costs down.

Perfectly positioned, this property is within easy walking distance to Kyogle's main street, two primary schools, preschool, Kyogle High School, the Olympic swimming pool, and sporting facilities. Leave the car at home and enjoy the convenience of town living.

If you're seeking a character-filled home in a prime location, this one is well worth your 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 Realty

2 BED | 1 BATH | 2 CAR

PRICE:  
\$565,000

OPEN FOR INSPECTION:  
N/A



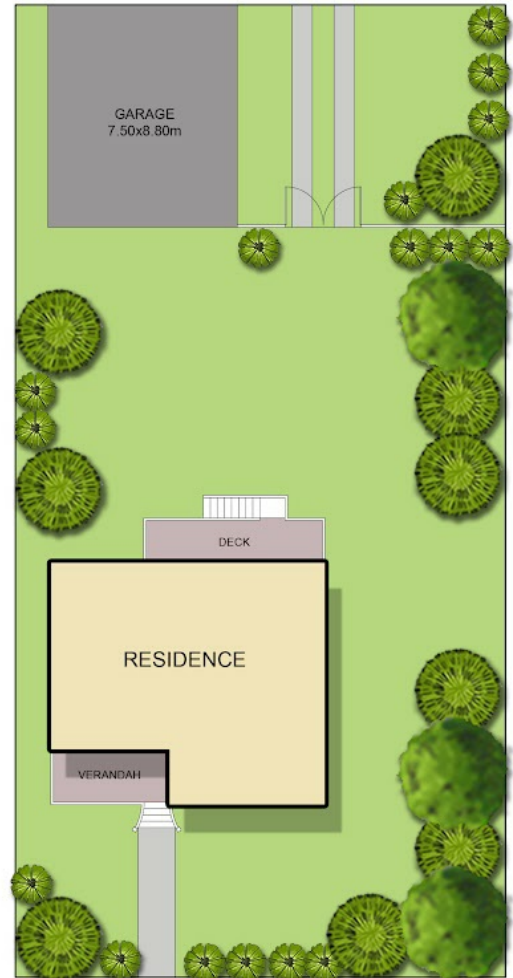
**Lynda Croker**  
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Croker Realty



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.