

52 MCDUGALL STREET, KYOGLE, NSW, 2474



FOR SALE

A MUCH-LOVED HOME READY FOR ITS NEXT STORY

Welcome to 52 McDougall Street, this charming elevated cottage invites you to slow down and soak in the outlook from the front porch, with sweeping views across Kyogle and towards the iconic Fairymount.

Set on a generous 1,423sqm block, this well-loved home has been held by the same family for approximately 54 years, a true testament to its comfort, position and lifestyle appeal.

The residence offers three bedrooms and one bathroom, with a light-filled open-plan kitchen, dining and living area forming the heart of the home. The renovated kitchen is airy and functional, featuring ample bench and cupboard space, an island bench, and a walk-in pantry for added storage.

Timber floorboards run throughout the home (currently covered by carpet and vinyl planking), while a combustion fireplace provides a cozy focal point for cooler evenings. Ceiling fans throughout ensure year-round comfort. The bathroom includes a separate shower and bath, ideal for families or guests.

Designed to embrace its elevated position, the home enjoys multiple outdoor living zones, including a front balcony, rear deck, and a fully concreted under-house entertaining area. Additional features include under-house parking, garden storage for tools, and excellent natural ventilation throughout.

The elevated design captures stunning river, rural and mountain views, making the most of Kyogle's picturesque surrounds. Conveniently located within a short walk to the CBD and sporting facilities, the property is perfectly positioned for an active lifestyle. Families will appreciate Kyogle's strong sporting culture, with local clubs and facilities for golf, bowls, netball, rugby league, cricket, tennis and swimming.

With rail connections linking both Sydney and Brisbane, and set in the heart of the Northern Rivers, this home offers an appealing balance of lifestyle and connectivity.

Whether you're downsizing, seeking a peaceful tree-change, or investing in a town with genuine character, this McDougall Street home provides a solid foundation for your next chapter. The generous land size offers scope for keen gardeners, while the multiple outdoor areas ensure space for the whole family to relax and enjoy.

An opportunity not to be missed – secure your slice of Northern Rivers living.

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 confir

3 BED | 1 BATH | 0 CAR

PRICE:
\$520,000

OPEN FOR INSPECTION:
N/A

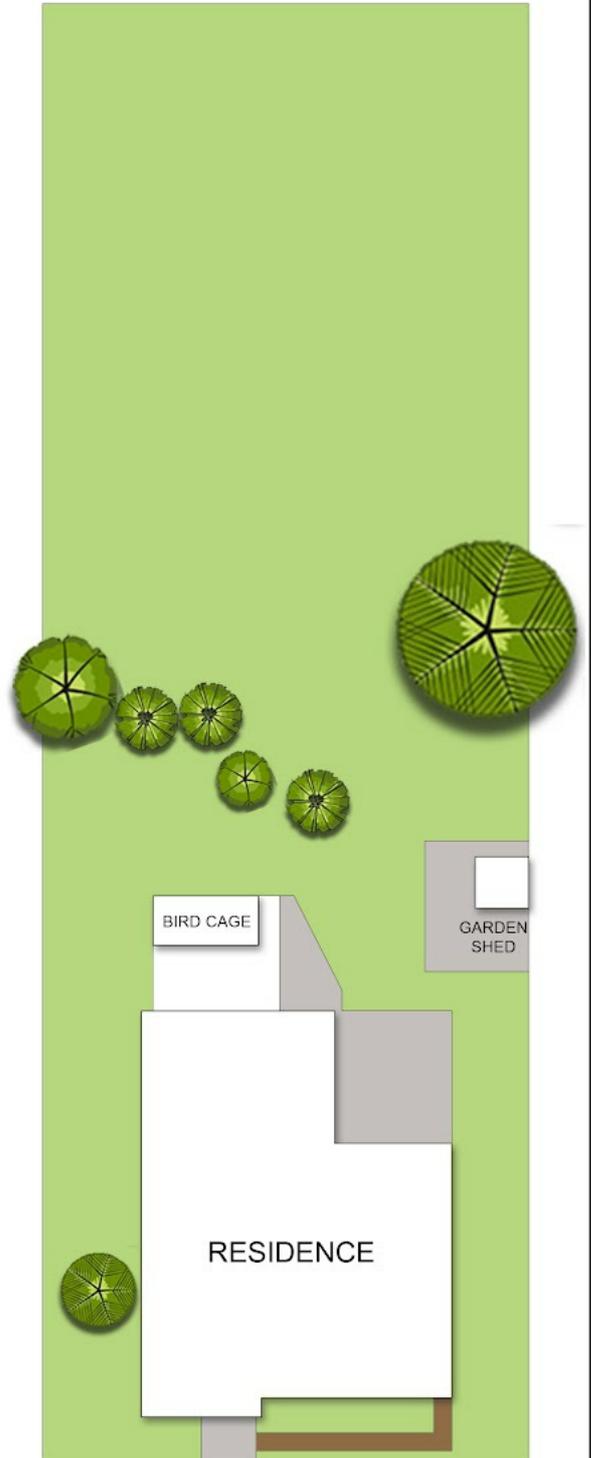


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FLOOR PLAN



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.