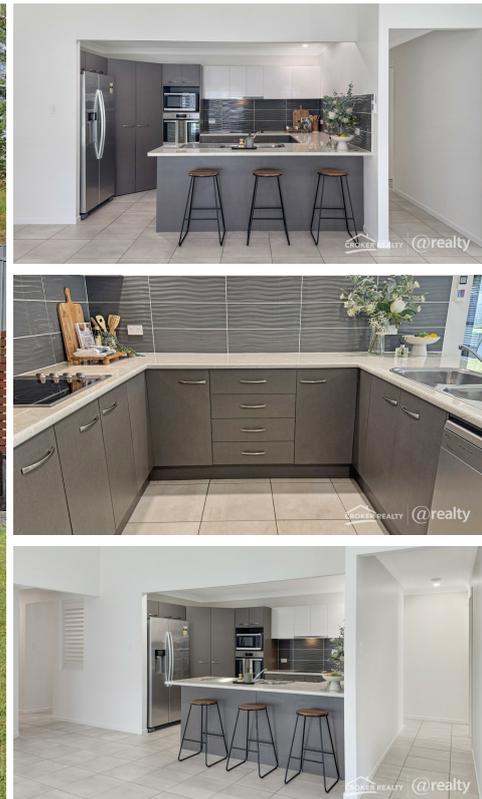


12 HOWARD COURT, KYOGLE, NSW, 2474



FOR SALE

IMPRESSIVE FAMILY HOME WITH SHED & OUTDOOR ENTERTAINING

Nestled on a generous 1,090sqm block in the peaceful cul-de-sac of Howard Court, this impressive four-bedroom family home offers the perfect blend of modern comfort, space, and practicality. Built in 2017, this quality brick and tile home still has that fresh, new feel, with recent updates including new carpet, fresh paint, new ceiling fans, and new blinds and curtains — meaning there is nothing to do but move in and enjoy.

From the moment you step inside, the home welcomes you with a bright and spacious layout designed for relaxed family living. Tiled flooring flows from the front entry through the main living areas, while new carpet adds warmth and comfort to the bedrooms and media room. The home features four generous bedrooms, all with built-in robes, new carpet, and ceiling fans. The master suite offers a private retreat complete with a walk-in wardrobe and a beautifully appointed ensuite. A separate study provides the perfect work-from-home space or quiet reading nook.

At the heart of the home is the expansive open-plan kitchen, dining, and living area. With its striking raked ceiling and large sliding glass doors opening to the covered outdoor entertaining space, this area creates a wonderful sense of space and seamless indoor-outdoor living. The modern kitchen is well equipped with a walk-in pantry, breakfast bar, electric cooking, dishwasher, and a large plumbed-in refrigerator that will remain with the home, making it both functional and inviting for family meals and entertaining.

A separate media room provides the perfect spot for movie nights or a quiet second living area for the family to enjoy.

Outside, the property continues to impress. The fully fenced yard offers plenty of space for children and pets to play safely, while multiple outdoor entertaining areas take advantage of the lovely valley and district views. The generous block also provides room for gardens, play areas, or even the addition of a pool.

Practical features further enhance the appeal of the home, including a remote-controlled double garage, convenient side access on both sides of the property, and a large 8m x 6m shed with 15-amp power. Attached to the shed is an 8m x 3m open awning that has been set up as an additional outdoor entertaining area, creating the perfect space for gatherings, barbecues, or relaxed evenings with friends and family.

Eco-friendly additions include a 6.5kW solar system and a water tank plumbed to the toilets, laundry, and outdoor garden taps, hel

4 BED | 2 BATH | 2 CAR

PRICE:
\$949,000

OPEN FOR INSPECTION:
N/A



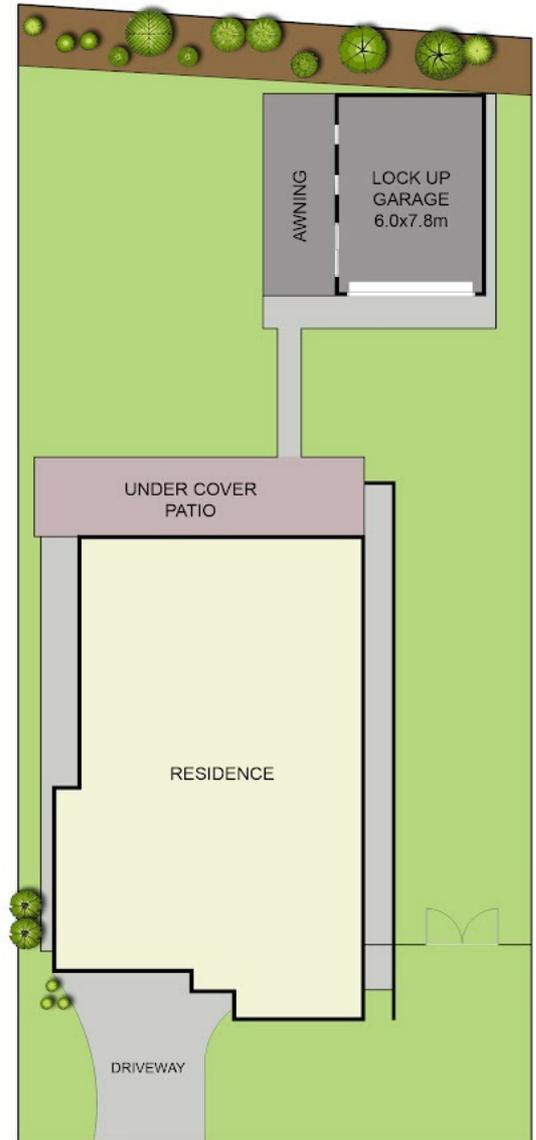
Lynda Croker
0497395093

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.

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.

12 Howard Court, Kyogle 2474

Lynda Croker
0497395093
lyndacroker@atrealty.com.au
Croker Realty

