

51-53 GROOM STREET, KYOGLE, NSW, 2474



FOR SALE

CHARACTER, COMFORT & CONVENIENCE IN ONE IMPRESSIVE PACKAGE

New Asking Price

Positioned on a convenient corner block just minutes' walk from Kyogle's CBD, this spacious and character-filled timber home offers the perfect blend of retro charm and modern comfort. With nothing left to do, simply move in and enjoy.

Step inside to discover a light-filled open plan retro kitchen and dining area, complete with a near-new freestanding stove featuring a gas cooktop and dual ovens. A generous walk-in pantry provides excellent storage, making this space as practical as it is stylish.

Barn-style sliding French doors lead you into a warm and inviting living room, highlighted by a charming brick fireplace. From here, classic French doors open onto an enclosed north-west facing veranda, where glass sliding windows capture the outlook while newly installed block-out blinds ensure privacy and comfort.

The home is rich in original features that create a timeless appeal, including polished timber floors, French doors with obscure glass, decorative art glass throughout the home, high ceilings, an elegant arched hallway, and a striking (currently non-operational) double-sided fireplace.

Offering three generous bedrooms, two include private ensuites—one with a walk-through robe and its own ramped side entrance, ideal for accessibility or guest accommodation. Ceiling fans and reverse cycle air conditioning throughout ensure year-round comfort, while the insulated iron roof (replaced approximately 4.5 years ago) adds further efficiency.

Outdoor living is just as impressive, with a large undercover insulated deck constructed from recycled eco boards—perfect for entertaining or relaxing with your morning coffee. This space flows seamlessly to the backyard, where you'll find a dedicated fire pit area, a fenced veggie garden, and an array of fruit trees for homegrown produce. A small rainwater tank adds to the property's practicality.

Additional features include a single lock-up garage with remote access, concrete flooring, and power connected.

3 BED | 3 BATH | 2 CAR

PRICE:
\$765,000

OPEN FOR INSPECTION:
N/A

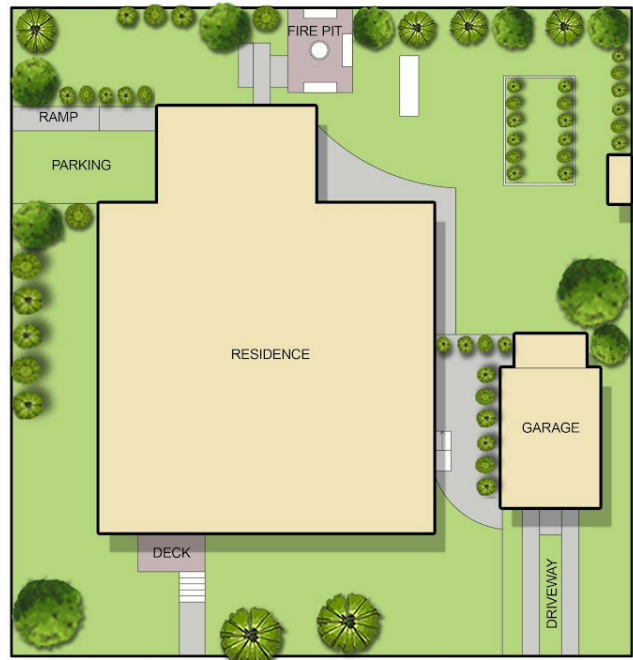


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FLOOR PLAN



SITE PLAN

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