

177 SUMMERLAND WAY, KYOGLE, NSW, 2474



# FOR SALE

## CHARACTER, CHARM & CONVENIENCE

Built circa 1920 and brimming with original character, this charming 3-bedroom, 2-bathroom home offers a rare opportunity to secure a piece of Kyogle's history while enjoying many modern comforts already in place. Set on an 821sqm block in a highly convenient location, the property is within easy walking distance to schools, shops, the Memorial Pool, and Kyogle's town centre. From the original brick and iron front fence, steps lead you to the home's welcoming front veranda where you can sit and enjoy the morning sunshine. Inside, beautiful polished timber floors, French doors, leadlight and stained-glass windows showcase the timeless craftsmanship and charm of a bygone era.

The home features three generous bedrooms plus a stunning enclosed sunroom adorned with decorative glass and leadlight windows, creating a beautiful space to relax, read, or enjoy the natural light. The newly renovated kitchen combines modern convenience with character appeal and opens onto a spacious open sunroom/veranda, providing the perfect spot for entertaining or enjoying a morning coffee.

Comfort is assured year-round with three split-system air conditioners and ceiling fans throughout the home. Significant improvements have already been completed, including full restumping and the establishment of attractive gardens around the property.

Downstairs, the original laundry remains intact, adding another touch of heritage charm. Outside, you'll find a private outdoor sitting area, a timber and iron garage, a newly constructed chicken run, and the added convenience of rear lane access.

With much of the hard work already completed, this character-filled home presents an exciting opportunity to add your own finishing touches and create something truly special. Whether you're looking for a family home, an investment, or a restoration project with enormous potential, this property is sure to impress.

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

3 BED | 2 BATH | 1 CAR

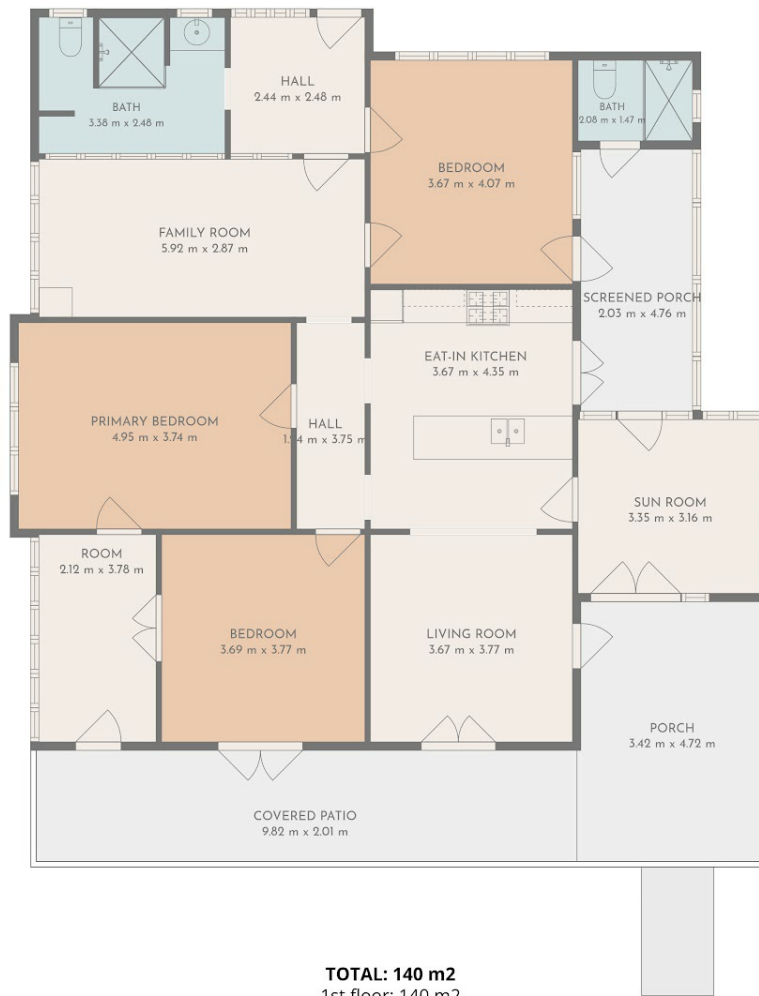
PRICE:  
\$699,000

OPEN FOR INSPECTION:  
N/A



**Lynda Croker**  
**0497395093**

lyndacroker@atrealty.com.au  
Croker Realty



**TOTAL: 140 m<sup>2</sup>**  
 1st floor: 140 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 10 m<sup>2</sup>, PORCH: 16 m<sup>2</sup>, COVERED PATIO: 20 m<sup>2</sup>,  
 WALLS: 9 m<sup>2</sup>  
 MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**CROKER REALTY**

@realty

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.

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

@realty