

5/11-17 ROXY LANE, KYOGLE, NSW, 2474



# FOR SALE

## SPACIOUS UNIT LIVING JUST MOMENTS FROM MAIN STREET

Positioned just metres from Kyogle's vibrant main street, this beautifully maintained 3-bedroom brick and tile unit offers the perfect blend of convenience, comfort, and easy-care living. Ideal for retirees, downsizers, or savvy investors, this welcoming home allows you to leave the car at home and enjoy everything the town has to offer right at your doorstep.

Step inside to discover a light-filled open plan layout designed for relaxed everyday living. The spacious living and dining area is complete with air conditioning and ceiling fans for year-round comfort, while the stylish kitchen features stone benchtops, ample storage, a dishwasher, and an upright electric stove.

The unit offers three generously sized bedrooms, all with built-in wardrobes and ceiling fans. The spacious main bedroom includes reverse cycle air conditioning, a built-in robe, ceiling fan, and private ensuite.

A well-appointed main bathroom, separate toilet, and internal laundry add to the home's practicality and comfort.

Outside, enjoy the lovely paved private courtyard — the perfect spot for your morning coffee or a peaceful potted garden retreat. The welcoming entrance garden provides a colourful space for keen gardeners to make their own. A dedicated undercover carport offers secure and convenient parking.

Located within the friendly and welcoming Roxy Place complex, this property presents an excellent opportunity to enjoy a relaxed lifestyle in a premium central location.

Whether you're looking to simplify your lifestyle, secure a solid investment, or enjoy a peaceful retirement close to shops and amenities, 5/11-17 Roxy Lane delivers on all fronts.

### Property Features:

- 3-bedroom brick unit in central location
- Open plan living and dining area
- Stone benchtop kitchen with dishwasher and ample storage

3 BED | 2 BATH | 1 CAR

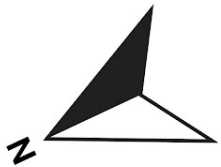
PRICE:  
\$599,000

OPEN FOR INSPECTION:  
N/A



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**TOTAL: 130 m<sup>2</sup>**

1st floor: 130 m<sup>2</sup>

EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.