

14 HOWARD COURT, KYOGLE, NSW, 2474



# FOR SALE

## STUNNING FAMILY OASIS WITH PREMIUM EXTRAS

Positioned in a quiet and highly sought-after cul-de-sac, set on 1056msq is 14 Howard Court, Kyogle which offers an exceptional opportunity to secure a beautifully maintained family home where comfort, style, and practicality come together effortlessly. Built in 2015 and thoughtfully updated throughout, this impressive low-set brick residence is move-in ready and packed with quality features.

Step through the front door and into a welcoming entrance hallway that guides you towards the heart of the home. Here, the spacious open-plan kitchen, dining, and living area creates a bright and inviting family hub, flowing seamlessly to the covered outdoor entertaining space and sparkling in-ground pool beyond.

The well-appointed kitchen is designed for both everyday living and entertaining, featuring quality stainless steel appliances, generous bench space, ample storage, and a large breakfast bar perfect for family gatherings. A separate media room provides an additional living space, ideal for movie nights, a children's retreat, or simply a quiet place to relax.

Freshly painted inside and out, including the interior, eaves, shed, boundary fencing, and pool fencing, the home presents immaculately. New plantation shutters throughout add a touch of elegance, while Crimsafe security screens provide peace of mind and enhanced security. Three split-system air conditioners throughout the home ensure year-round comfort.

The home offers four generous bedrooms, including a spacious master retreat featuring air conditioning, a walk-in wardrobe, and a private en-suite complete with a built-in spa bath, separate walk-in shower, and separate toilet—creating the perfect sanctuary to relax and unwind at the end of the day. The main bathroom is beautifully appointed with contemporary finishes, a full-sized bath, and separate shower.

Outside is where this property truly shines. The expansive covered entertaining area overlooks a sparkling in-ground swimming pool and is fitted with new 90% block-out roll-down blinds, creating a comfortable outdoor living space that can be enjoyed throughout the seasons.

Further improvements include recently upgraded retaining walls and drainage, a new concrete footpath running the length of one side of the home, complemented by a raised garden bed. Sustainability features include 18 solar panels connected to a 5kW inverter and two water tanks. Completing the package is a remote-controlled double garage with internal access, a high-clearance carava

4 BED | 2 BATH | 2 CAR

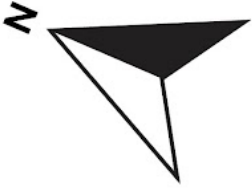
PRICE:  
\$1,100,000

OPEN FOR INSPECTION:  
N/A



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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.

TOTAL: 201 m<sup>2</sup>

1st floor: 201 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, PATIO: 84 m<sup>2</sup>, COVERED PATIO: 16 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.