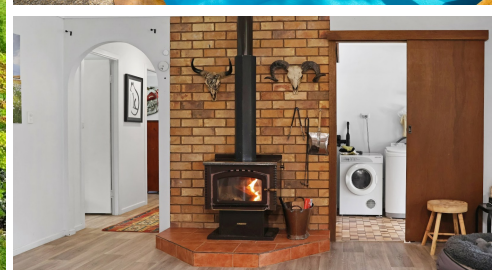


1088 SUMMERLAND WAY, KILGRA, NSW, 2474



## FOR SALE

### A COUNTRY LIFESTYLE PACKAGE WITH SOMETHING FOR EVERYONE

\*\*\* OFFERS WELCOME \*\*\*

Set on approximately 3 acres of fully fenced, gently laid-out country, this well-maintained property offers the space, comfort and lifestyle many families are looking for. Divided into three paddocks with stock-proof fencing, there is plenty of room for a couple of horses, house cows or simply space for the family to enjoy.

Conveniently located just 10 minutes north of Kyogle and approximately 5 minutes from the village of Wiangaree, this four-bedroom brick veneer home, built in 1985, offers comfortable country living with all the essentials for a relaxed family lifestyle.

Light and airy throughout, the home enjoys an abundance of natural light through numerous windows, doors and skylights, creating a welcoming feel from the moment you step inside.

Verandas surround the home, providing plenty of spaces to sit back, relax and enjoy the peaceful surroundings.

Inside, vinyl flooring and tiles provide easy-care living, while the generous living areas offer plenty of room for the whole family.

At the heart of the home is the spacious kitchen, thoughtfully positioned to take in views towards the mountains, as well as overlooking the covered entertaining area and near-new mineral pool. Timber cabinetry, stone benchtops, a newly installed dishwasher and freestanding gas oven provide a practical and inviting space for everyday family living.

From the kitchen, attractive arched doorways lead through to the separate dining area, front foyer and large lounge room. The living areas are designed for year-round comfort, with a fireplace for cosy winter evenings and air conditioning for those warmer summer days.

A central hallway leads to four generously sized bedrooms, all featuring built-in wardrobes and ceiling fans. The main bedroom enjoys direct access to the family bathroom, which includes a separate bath, shower and vanity, while the toilet is conveniently separate.

The laundry offers additional practicality with a second shower and its own external access to the entertaining and pool area — ideal for families coming in from the pool, garden or paddocks. Step outside and the lifestyle really comes to life.

The near-new mineral pool measures approximately 8.15m x 4.40m and is perfectly positioned to enjoy on hot summer days. And flows from the extra-large covered entertaining area, complete with a second toilet, providing the perfect setting for family gatherings, weekend BBQs and celebrations with friends.

4 BED | 2 BATH | 2 CAR

PRICE:

\$898,000 - \$921,000

OPEN FOR INSPECTION:

N/A



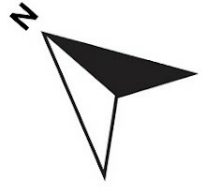
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Croker Realty

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4 BED | 2 BATH | 2 CAR



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.