

30 FAWCETT STREET, KYOGLE, NSW, 2474



FOR SALE

A MODERN FAMILY HOME WITH A RURAL OUTLOOK

Set in an elevated position with scenic rural views, 30 Fawcett Street, Kyogle offers comfortable, low-maintenance living with plenty of space for the family.

Built in 2010 and positioned on an 808m² block, this well-presented highset home combines modern convenience with relaxed country living.

At the heart of the home is the light-filled open-plan kitchen, dining and living area, featuring high ceilings, timber-look vinyl flooring, crisp white cabinetry, a large gas cooktop and island bench. Split-system air conditioning and ceiling fans throughout ensure year-round comfort.

The main living area flows effortlessly outdoors onto a wide covered timber deck, complete with roll-down clear blinds. It's the perfect spot for entertaining, enjoying a morning coffee or simply taking in the peaceful rural outlook, whatever the weather.

The accommodation includes four bedrooms, with three generous bedrooms featuring built-in robes. The smaller fourth bedroom is air conditioned and would make an ideal child's room, home office or guest room. The master bedroom includes air conditioning, built-in storage and a private ensuite.

A spacious three-way family bathroom provides excellent functionality, with a separate shower and bath, separate toilet and vanity area. The galley-style laundry offers plenty of bench space and practical storage.

Outside, the easy-care garden makes maintaining the property simple, while the approximately 3,000-litre water tank provides an additional water source. There's also a small chicken run, perfect for those wanting to enjoy a few backyard chickens.

Under the home is useful storage and utility space, while off-street parking provides room for two vehicles.

Conveniently positioned close to Kyogle's schools, shops and town amenities, this property offers an appealing combination of modern comfort, outdoor living and a relaxed country atmosphere.

Whether you're searching for a comfortable family home, an investment property or an affordable move into the Kyogle market, 30 Fawcett Street is well worth inspecting.

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

4 BED | 2 BATH | 2 CAR

PRICE:
\$770,000

OPEN FOR INSPECTION:
N/A

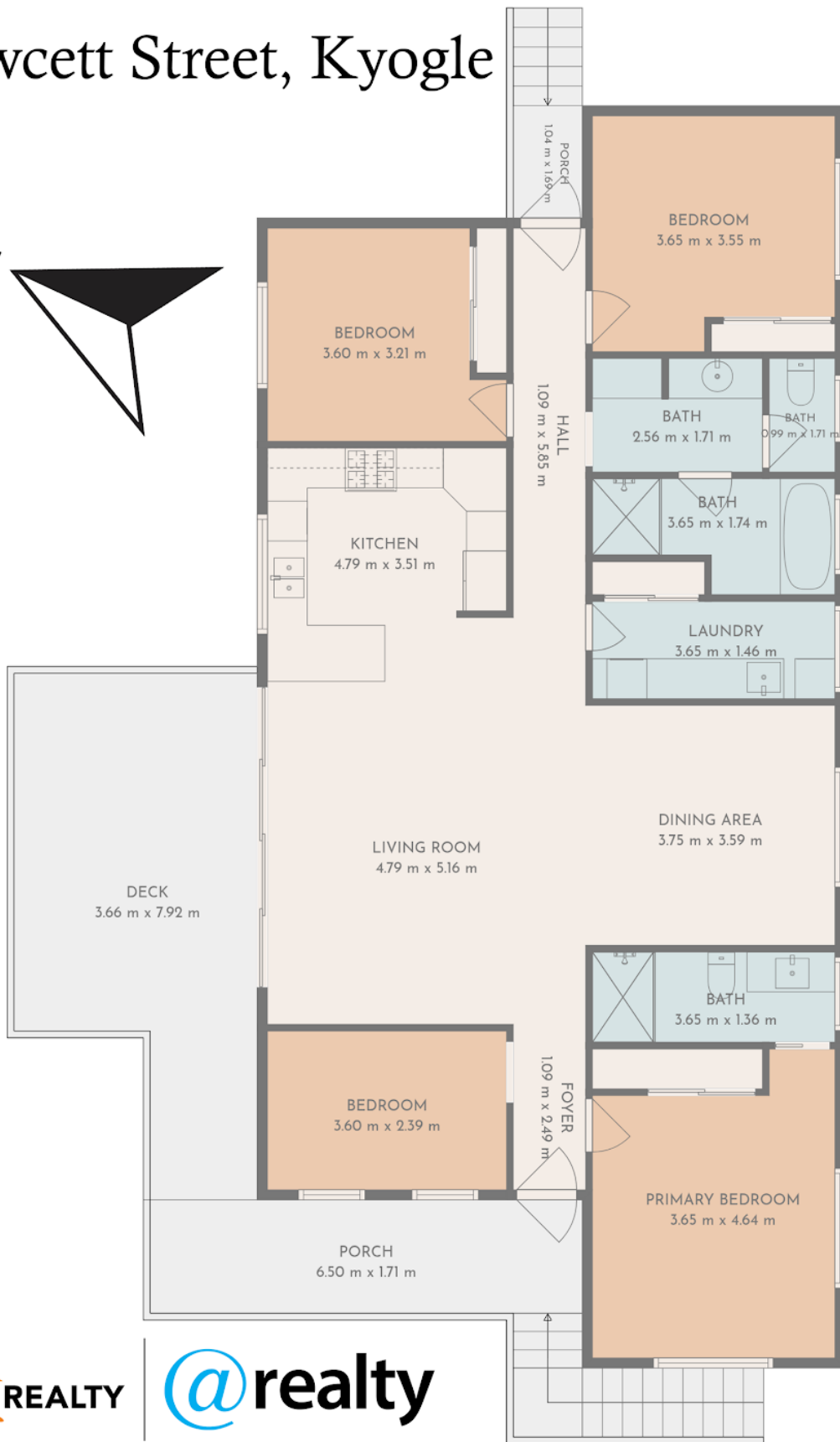
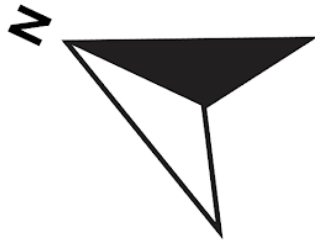


Lynda Croker
0497395093

lyndacroker@atrealty.com.au

Croker Realty

30 Fawcett Street, Kyogle



TOTAL: 139 m2

1st floor: 139 m2

EXCLUDED AREAS: PORCH: 31 m2, DECK: 25 m2, WALLS: 8 m2

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.