12 GROOM STREET, KYOGLE, NSW, 2474









FOR SALE

CHARMING COTTAGE IN A HIGHLY SOUGHT-AFTER KYOGLE LOCATION

Positioned in one of Kyogle's highly sought-after streets, this charming three-bedroom cottage presents a wonderful opportunity to secure a home in a convenient and desirable location.
Set on a 620m² block, the property offers comfortable living, character features and plenty of versatility, all within easy reach of Kyogle's schools, hospital and CBD.
Inside, you'll find three generously sized bedrooms, each featuring ceiling fans, complemented by polished timber floors that add warmth and character throughout. The home also features a new bathroom, while the centrally positioned living room provides a welcoming space to relax, complete with air conditioning and easy connection to the adjoining kitchen and dining area.
One of the standout features is the enclosed verandah extending across the front and down one side of the home. Offering excellent additional space, these areas could be utilised as sleepouts, hobby rooms or extra living areas to suit your needs.
At the rear, a deck flows down to a covered outdoor living area, creating a practical space for entertaining or simply enjoying the outdoors. This area also incorporates the laundry and a convenient second toilet.
For those needing extra storage or workspace, the property offers a double lock-up garage with a concrete floor and workshop area.

Property Features:
- Three spacious bedrooms, all with ceiling fans
- Charming timber and iron cottage
- Polished timber floors
- New bathroom
- Air-conditioned central living room
- Kitchen and adjoining dining area
- Enclosed front and side verandahs offering versatile additional space
- Rear deck overlooking a covered outdoor living area
- External laundry and second toilet
- Double lock-up garage with workshop area and concrete floor
- 620m² block, fenced on three sides
- Highly sought-after Groom Street location

Whether you're a first-home buyer, looking to invest or searching for a property with character

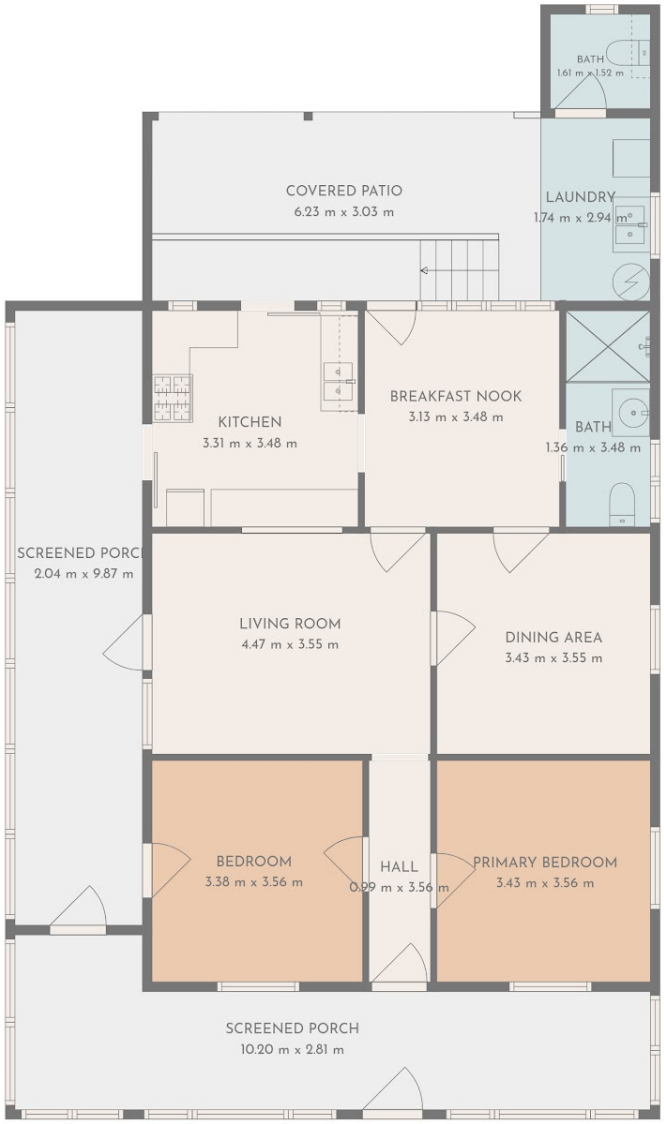
3 BED | 1 BATH | 2 CAR

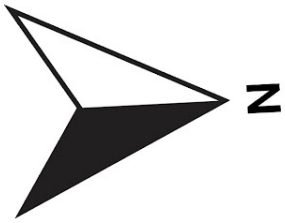
PRICE:
$615,000

OPEN FOR INSPECTION:
N/A



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





CROKER REALTY | @realty

TOTAL: 94 m2

1st floor: 94 m2

EXCLUDED AREAS: SCREENED PORCH: 41 m2, COVERED PATIO: 19 m2, WALLS: 12 m2

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.

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

@realty