9 CARRABEAN COURT, KYOGLE, NSW, 2474









FOR SALE

A QUALITY HOME WITH SPACE, STYLE & SCENIC VIEWS

Welcome to 9 Carrabean Court, Kyogle, where quality construction, contemporary upgrades and thoughtful design come together to create an impressive family home. Set on a generous 1,005m² block, this solid brick-and-tile residence offers four bedrooms, two bathrooms and multiple living areas, providing plenty of space for the whole family to spread out and enjoy.
At the heart of the home, a new kitchen takes centre stage, flowing seamlessly into the open-plan dining and living area. Air conditioning, including a newly installed cassette-style unit in the main lounge room, ensures year-round comfort, while a separate family room and enclosed sitting room offer flexibility for relaxing, entertaining or creating a quiet retreat.
All four generously sized bedrooms feature built-in robes and ceiling fans, while the spacious master suite stands out with its exceptionally large dressing room and ample wardrobe space. The fully renovated, accessible ensuite combines modern style with practical design, adding another layer of comfort and convenience.
Plantation shutters throughout enhance the home's appeal, while 20 solar panels and solar hot water provide valuable energy-efficient features to help reduce ongoing electricity costs.
Outside, the fully fenced grounds offer a flood-free space where you can enjoy the views of the countryside, a brand-new front fence and convenient solar-powered sliding gate adds security and access to the double garage.
Combining solid construction, modern improvements, generous living spaces and energy-conscious features, this appealing property offers an excellent opportunity for families seeking room to grow and a home that's ready to enjoy.
Property Highlights:
• Four generous bedrooms with built-in robes and ceiling fans
• Spacious master suite with an exceptionally large dressing room
• Two bathrooms, including a renovated accessible ensuite
• Brand-new kitchen and open-plan dining and living area
• Multiple living zones, including a separate family room and enclosed sitting room
• Air conditioning for year-round comfort
• Plantation shutters throughout
• 20 solar panels and solar hot water system
• Solid brick-and-tile construction
• Fully fenced 1,005m² block
• New front fence with solar-operated sliding gate.

4 BED | 2 BATH | 2 CAR

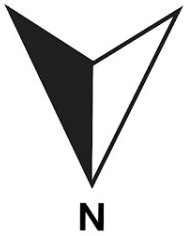
PRICE:
$849,000

OPEN FOR INSPECTION:
N/A



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





CROKER REALTY | @realty

TOTAL: 184 m2
1st floor: 184 m2
EXCLUDED AREAS: GARAGE: 30 m2, SHED: 4 m2, PATIO: 58 m2,
COVERED PATIO: 18 m2, PORCH: 11 m2, SCREENED PORCH: 30 m2,
DRIVEWAY: 34 m2, WALLS: 16 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