# 17 MERRIGAN ST, KYOGLE, NSW, 2474

# FOR SALE

## FIRST HOME, INVESTMENT OR RENOVATION PROJECT?

Positioned on a sunny, south-facing 758.8m² block, 17 Merrigan Street offers an exciting opportunity for first-home buyers, renovators or savvy investors looking for a property with potential.
At the heart of the home is a stylish modern kitchen, renovated approximately two years ago, featuring contemporary cabinetry, sleek benchtops, quality appliances and plenty of storage.
The kitchen, dining and lounge area create easily open plan living, and has reverse cycle air conditioning, creating a comfortable central hub for everyday living. Three bedrooms main with built in robe and all with ceiling fans.
The central bathroom was updated approximately 13 years ago and remains neat, tidy and functional.
Outside, the generous backyard provides plenty of room for children, pets, gardens or future improvements, with a ready-to-use chicken run already in place.

Property Features:
* 758.8m² south-facing block
* Modern kitchen renovated approximately 2 years ago
* Open plan and comfortable living area
* Neat, functional bathroom updated approximately 13 years ago
* Under-house single-car garage and dedicated workshop area – ideal for hobbies, storage or the home handyman
* Established chicken run
* Generous backyard with scope for gardens, pets or further improvements
* Flood free area

For those with a vision, there is also scope to further improve and add value. Whether you're searching for a family home, an investment opportunity or a restoration project with potential, this property offers plenty of possibilities to make it your own.
A little vision could unlock big potential!

17 Merrigan Street presents an opportunity to secure a solid home in a peaceful Kyogle neighbourhood and make it your own.
Opportunities like this are well worth inspecting – contact us today to arrange your inspection.

## 3 BED | 1 BATH | 1 CAR

PRICE:
$519,000

OPEN FOR INSPECTION:
N/A

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**TOTAL: 101 m2**
1st floor: 101 m2
EXCLUDED AREAS: COVERED DECK: 24 m2, PORCH: 11 m2, WALLS: 6 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.

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