

**36 Irwin St, Kyogle, NSW 2474**

**\$315,000**

House 3  1  1 



## Calling All First Home Buyers

This home is ideal for families and investors, ideally positioned only a short stroll to Kyogle's CBD, offering three bedrooms, 2 having walk in robes, the main bedroom and office enjoy their own air conditioner. The spacious main living areas are full of light featuring timber floors with large AC, flowing onto private al fresco deck overlooking the garden. The well-appointed kitchen is wonderfully bright with new laminate flooring, Dishwasher, Euromaid 4 burner electric stove along with loads of bench and storage space. It is bathed in an abundance of natural light thanks to the large windows and high pressed metal ceilings with side deck off the kitchen.

### Open for Inspection

By Appointment.

The bathroom has been stylishly redecorated and is complete with luxurious Lanark jet spa. The large outdoor deck is perfect for relaxing and entertaining, offering fantastic views over the Kyogle township below.

The owner is serious about selling, don't miss this opportunity to secure this great location. Inspections welcomed. Contact Chris Williams on 0431 249 447

3D Virtual Tour: <https://my.matterport.com/show/?m=SgkXYcCWHe9>

### Features Include:

400L Hot Water System.

x3 AC Unit.

Dishwasher.

Raised Garden Beds.

Side Deck Off Kitchen.

Office with walk-in cupboard.

Convenient position close to town centre, close to schools, local shops, transport.

Side access through double gates.

### Listed By



Chris Williams  
Phone: (02) 6621 3900  
Mobile: 0431 249 447

