



**40 Gardner Lane, Kyogle**



### TIMBER HOME READY FOR THE NEW OWNER

This cosy 3 bedroom home is located an easy 10 minute walk from the main CBD. The house sits on a large 1012sqm block which has dual frontage that could be subdivided (STCA) with a council sewer line already installed in prep for sub-division. The home is neat and tidy with a 7.1kw reverse cycle air-conditioner, there is also gas heating lines installed, while the hot water and cooking is electric. The bathroom is very functional with the shower over the bath. There is a front covered veranda to sit back and relax, whilst the back of the house looks over the stunning surrounds. To arrange your private viewing, contact Simon Tough 0402 706 565.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1146
<b>Land Area</b>	1,012 m2

#### Agent Details

Simon Tough - 0402 706 565

#### Office Details

Kyogle  
90 Summerland Way Kyogle NSW  
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