



**57 Groom St, Kyogle**



## EVERYTHING WITHIN WALKING DISTANCE

This neat and tidy home is ideally located so close to all of the town's amenities, you should never need to take the car from the car port- It's a gem waiting to be explored.

Positioned on a 758sqm block in one of Kyogle's most desirable streets this home has much to offer. Including, two large bedrooms with a walk in robe to the main, while the sleep out & separate office ensure that space is not a concern for activities. The kitchen boasts great storage along with a breakfast bar and near new electric stove. The lounge & dining is spacious and forms part of the open plan living inviting you onto a covered rear entertaining area with its own toilet. The bathroom has a large walk in shower & separate toilet- both functional and convenient. All rooms are serviced with ceilings fans and a box air conditioner unit is in place in the lounge room. The home also has a front veranda with great views and side access. This home is vacant and ready to welcome its new owners today. For a deserving inspection, please arrange by phoning Simon on 0402 706 565

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**Price** \$379 000  
**Property Type** Residential  
**Property ID** 749  
**Land Area** 758 m2

### Agent Details

Simon Tough - 0402 706 565

### Office Details

Kyogle  
 90 Summerland Way Kyogle NSW  
 2474 Australia  
 02 6632 1077

**Kyogle REAL ESTATE**

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