

3 Cougal Street, Tyalgum, NSW 2484



Sold House

Friday, 6 October 2023

3 Cougal Street, Tyalgum, NSW 2484

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$807,000

Situated in a highly sought-after location, this beautifully maintained property presents a fantastic opportunity for both homeowners and savvy investors. Currently under lease until December 2023, this home boasts a modern transformation completed in 2022, creating a bright and welcoming living space. The updates are truly impressive, featuring sleek polished concrete flooring throughout the living areas and plush carpeting in the bedrooms. The kitchen is a highlight, showcasing stone countertops, classic subway tile backsplash, and top-notch appliances. The stylish family bathroom is another standout feature. This property was designed and constructed with an emphasis on clean lines, expert craftsmanship, and an inviting atmosphere. This residence sits on a generous 2,023m² (approx.) of land, with a north-facing orientation that provides sweeping views of Wollumbin National Park and the Border Ranges. The quaint Tyalgum Village is a mere 500m away, adding to the property's allure. The substantial land parcel also offers potential for dual occupancy or subdivision (STCA), providing additional investment opportunities.

Key Property Highlights: Elevated position on a 2,023m² residential block with potential for dual occupancy or subdivision (STCA) Bright and inviting open-plan living and dining area with split-system air conditioning Central eat-in kitchen featuring Fisher and Paykel double drawer dishwasher and Westinghouse oven Three well-proportioned bedrooms, including a spacious master with an ensuite and walk-through wardrobe Covered front patio, town water and sewer connections, and solar hot water Well-established, low-maintenance gardens and a generous backyard Estimated rental income potential of \$700 per week

Location Benefits: A short 500m stroll to Tyalgum Village and General Store Conveniently located just 800m from Tyalgum Primary School Only 26.8km to the bustling cafes, shopping, and entertainment options in Murwillumbah A scenic 47.8km drive to the pristine shores of Cabarita Beach Easily accessible at 58km from Gold Coast International Airport This exceptional property offers versatility, potential, and is poised to attract significant interest. Don't miss out on the opportunity to make this renovated gem your own or add it to your investment portfolio.