

# 9 Smith St, Kyogle, NSW 2474

## Sold House

Thursday, 14 September 2023

9 Smith St, Kyogle, NSW 2474

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1214 m2**

**Type: House**



Simon Tough  
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**\$645,000**

Introducing a charming, brick-built family home situated in the highly sought-after locale of Geneva at 9 Smith Street, Geneva Kyogle. This delightful property presents a fantastic opportunity for first-time buyers to secure their dream abode in a great location. Boasting an impressive 1214 sqm of land, this spacious three-bedroom, two-bathroom house offers an abundance of features that cater to comfortable family living. The bathroom offers a shower with a separate bath and a separate toilet. The main bedroom is accompanied by an en-suite and walk-in robe, providing a private sanctuary for the lucky occupants. Entertaining is a breeze with the expansive, covered entertainment area that leads to a fully fenced yard, offering ample room for children to play and pets to roam. Additionally, rear lane access ensures ease of use for homeowners and their guests. Inside, the versatile floor plan includes a second lounge room or media room, perfect for movie nights or as a quiet retreat. The garage has been converted into a rumpus room, which can also be utilised as a fourth bedroom should you require extra space. Energy efficiency is at the forefront with 20 solar panels, while the 5x6 shed with a concrete floor and power supply caters to any storage or workshop needs. The open plan living area is fitted with air-conditioning for those warm summer days, ensuring comfort year-round. This fantastic property is surrounded by great neighbours, enhancing the sense of community that Kyogle offers. Don't miss your chance to secure this wonderful home in a prime location. Contact Simon Tough on 0402 70 65 65 today to arrange a viewing or obtain further information on this remarkable opportunity. **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest. **Property Code: 1452**