



**40 Gardner Lane, Kyogle, NSW 2474**

**Sold - 26/11/2021**

House 3  1 



## 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.

**Open for Inspection**

By Appointment.

Property Code: 1146

### Listed By

Simon Tough  
Phone: (02) 6632 1077

