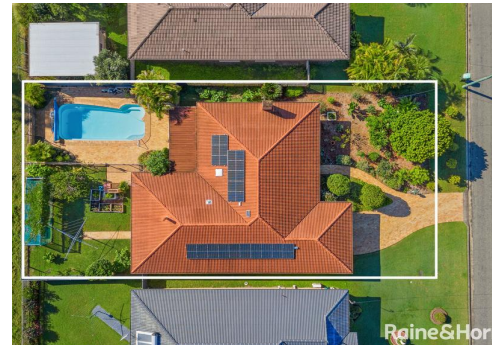


Idyllic tree change backing onto rolling farmland



3



2



2

30 William Street (Geneva), Kyogle

Sold for \$769,000 (Jun 26, 2024)

Situated in this highly desirable street, nestled on a large 844.8 m2 block sits this generous 3-bedroom home that looks out over the rolling hills and farmland.

The property boasts multiple living spaces that would be ideal for young families, dual families, investors, or city siders looking for a rural retreat.

As you enter the home you are met with two large light-filled entertaining areas, one with an open fireplace. One of these rooms could be easily converted to create a fourth bedroom or separate work-from-home space.

A well-appointed centralised kitchen with ample storage and bench space looks out to the rear garden and rural views.

Three large bedrooms feature built-in wardrobes, ceiling fans and A/C for all-year comfort. The well-positioned main bathroom with separate W/C and a second bathroom for family convenience.

Additionally, there is another large living area at the rear of the home with a working fireplace. This area flows out to a large covered alfresco area where you can relax while you

Property ID: L26895488

Property Type: House

Garages: 2

Land Area: 844.8 sqm

Aiden Wilcox

0423 596 683

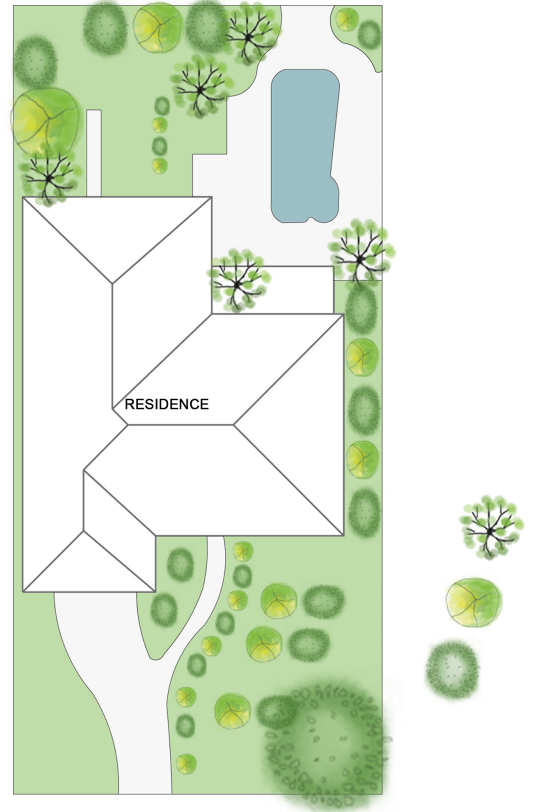
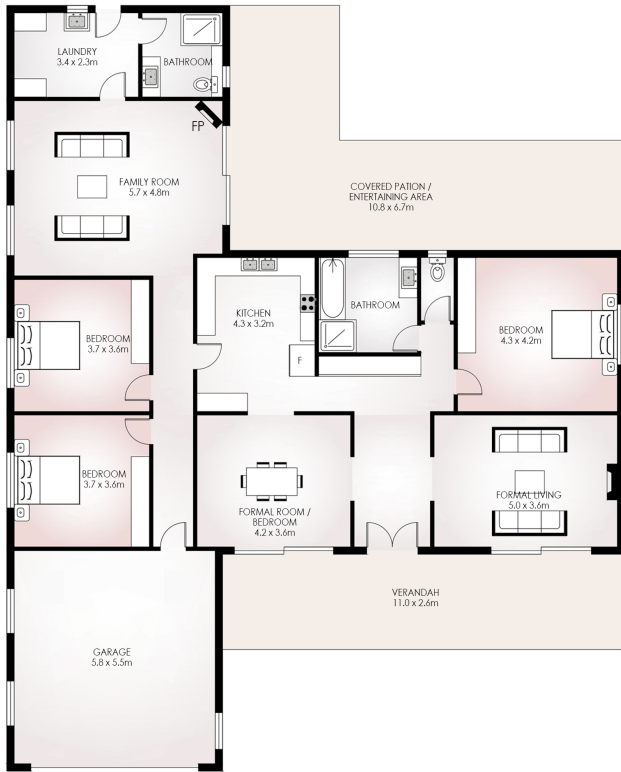
aiden.wilcox@ballina.rh.com.au

overlook the sparkling inground swimming pool, level lawns, established fruit trees and veggie gardens or take in the sprawling country views that include a variety of birds and native wildlife.

This property has dual living in mind and has been designed to be easily separated to create multiple living zones, ideal for families pooling assets or families looking for guest accommodation.

Don't miss your opportunity to live the rural dream without the major upkeep.

- Large 844.8 m2 block surrounded by established gardens and generous level lawns
- Large backyard with a saltwater swimming pool that looks out over rolling farmland
- Gardens feature native shrubs and an abundance of fruit trees
- Two large living rooms at the front of the home that could convert to a 4th bedroom
- Well-appointed centralised kitchen with ample bench space and storage
- Three good-sized bedrooms with built-in wardrobes
- Large rear living space with fireplace, flows out to a covered alfresco
- Rear alfresco zones look out over a large saltwater in-ground swimming pool
- Double lock up garage with internal access / additional bathroom / internal laundry
- 5kw solar system / air conditioning in all three bedrooms and real living area



SITE PLAN
(NOT TO SCALE)

GENEVA
30 William Street,



| Raine&Horne.



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 168m ²
EXTERNAL FLOOR SPACE	- 72m ²
GARAGE	- 32m ²