

## Bray Park, 57 Kyogle Road

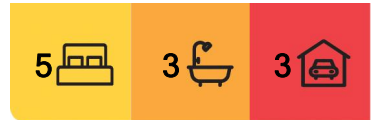
SOLD BY GARY EVENDEN

INSPECTIONS AVAILABLE BY APPOINTMENT OR AT THE ADVERTISED TIME!

Step into the perfect solution for dual living with a private downstairs studio that features its own separate entry, kitchen, bathroom, and a flexible bedroom/multi-purpose space. This self-contained area is ideal for a large family, visiting guests, a home office, or even as additional income.

You will find a captivating blend of 1950s charm and modern luxury in this beautifully renovated home. This property boasts original architectural details that pay homage to its rich past, while contemporary renovations elevate its functionality and comfort.

- The heart of the home features a spacious kitchen equipped with state-of-the-art appliances, seamlessly flowing into inviting dining and living areas.
- Upstairs boasts four generously sized bedrooms, offering a serene sanctuary with



**For Sale**  
\$830,000-\$890,000

**View**  
[ljhooker.com.au/K63HEZ](http://ljhooker.com.au/K63HEZ)

**Contact**  
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[gary@ljhookerct.com.au](mailto:gary@ljhookerct.com.au)



**LJ Hooker Coolangatta | Tweed**  
**(07) 5536 5577**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- abundant natural light
- Original timber floors adding timeless charm
- Air conditioning in the living room, perfect for those warm summer days or cozy movie nights
- Maximized space and style in the main bedroom with custom-designed built-in wardrobe
- Experience a harmonious blend of fresh paint throughout and soft, new carpet in the bedrooms, setting the perfect stage for your dream decor
- Enjoy a refreshing atmosphere year-round with stylish ceiling fans throughout, keeping your home cool and inviting in every season
- Convenient garden shed for additional storage
- A spacious 2-car carport, offering easy access and protection from the elements
- Discover the ultimate space for hobbies and projects with a spacious garage/workshop, featuring ample room for tools, storage, and your creative endeavors
- Imagine hosting gatherings in your expansive backyard, featuring a customizable outdoor entertaining area, with options for a luxurious spa, cozy firepit, BBQ and TV

Location:

- Experience the convenience of village living with a butcher, cafe, mechanic, petrol station, car wash, and bottle shop all just steps away, fostering a strong sense of community and easy access to everyday essentials.
- Just a quick 5-minute drive to the vibrant Murwillumbah CBD, where you can enjoy local cafes, shops, and community events, all while savoring the tranquility of your home.
- Enjoy a mere 3-minute drive to Murwillumbah Golf Club, where you can perfect your swing and unwind amidst stunning scenery, all just minutes from your front door!

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## More About this Property

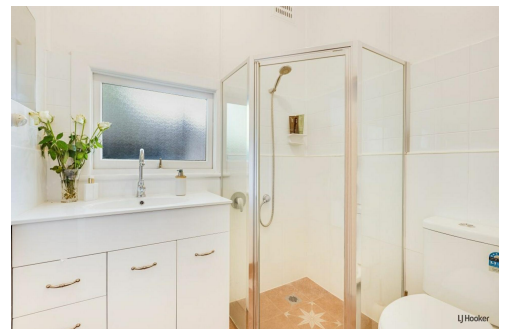
<b>Property ID</b>	K63HEZ
<b>Property Type</b>	House
<b>Land Area</b>	519 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Spa Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

**Gary Evenden 0411 966 001**

Sales Specialist â€” Independent Contractor | [gary@ljhookerct.com.au](mailto:gary@ljhookerct.com.au)

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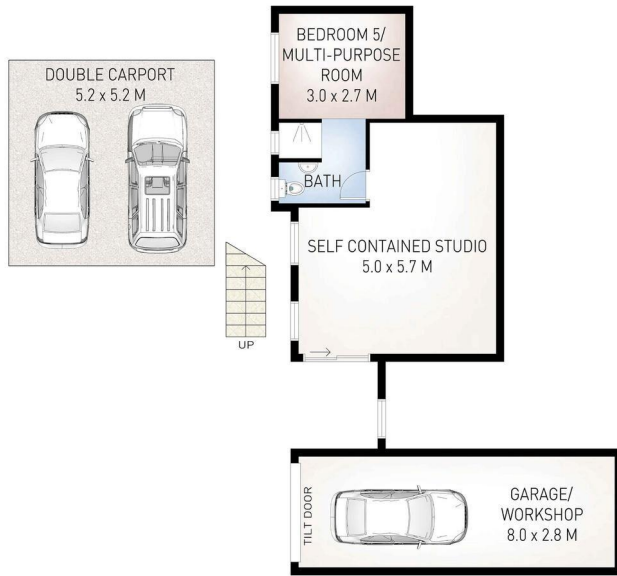
# 57 Kyogle Road, Bray Park

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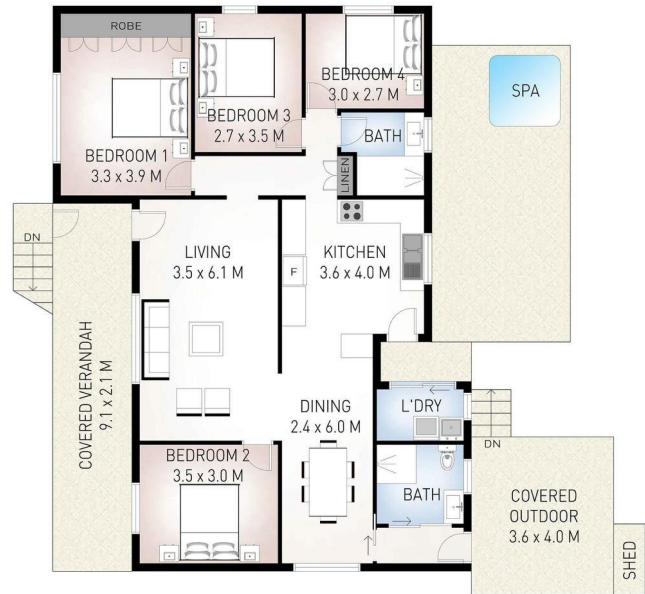
Internal: 181 m<sup>2</sup> | External: 61 m<sup>2</sup> | Total: 242 m<sup>2</sup>

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LOWER LEVEL



UPPER LEVEL



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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