

# 1 Matilda Avenue, Orange, NSW 2800



## House For Sale

Wednesday, 8 November 2023

1 Matilda Avenue, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



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## Guide - \$1.1m - \$1.2m

This remarkable family home sits gracefully on a sprawling 7-acre property, just 7.3 kilometers (a quick 9-minute drive) from Orange's bustling CBD. Whether you're an avid nature enthusiast, passionate about horses, or simply seeking space and privacy, this property has something extraordinary to offer. Inside, you'll find a versatile floorplan with four bedrooms, two bathrooms, an office/activity area, and two spacious living spaces. Major renovations have transformed this property, including updated bathrooms, a stunning kitchen, fresh paint, and plush carpeting. Outside, the property seamlessly blends with its rural surroundings, boasting a charming country aesthetic with tall peaks, dormer windows, and warm earthy tones that fit in beautifully with the native trees and lush vegetation. The gardens and expansive grounds are a haven for native wildlife, attracting a diverse array of birds, sugar gliders, possums, kangaroos, and more. For those with a love for horses or a desire to keep animals, the property is thoughtfully equipped with secure fencing and gates, divided into three individual paddocks, each featuring water troughs. Additionally, there's direct access to the Clifton Grove Bridal tracks, an ideal feature for horse enthusiasts. Inside the home, the northern orientation captures the warm winter sun, creating a bright and inviting living environment. You'll enjoy year-round comfort with a reverse-cycle air conditioner and a cozy combustion wood stove in the main living area. The kitchen has been tastefully renovated and offers stone benchtops, a 900mm oven, generous storage space, and a dishwasher for your convenience. Entertaining is a breeze as the outdoor dining area seamlessly connects with the indoor dining and kitchen. For your vehicles and storage needs, there's a garage with internal access and a double carport, providing protection from the elements. With the generous amount of space available, you have endless possibilities to add additional shed space if needed.

- 7-acre property divided into three paddocks and the house yard
- Renovated kitchen
- Renovated bathrooms
- Built-in storage in bedrooms 1,2&3
- Vinyl plank flooring throughout the ground level
- Combustion wood heater + RC/AC to the main living area
- Direct access to the Clifton Grove bridal track
- Fresh paint and carpet
- Connection to town water with weekly bin collection