

# 1 Trooper Place, Orange, NSW 2800



## Sold Acreage

Saturday, 13 January 2024

1 Trooper Place, Orange, NSW 2800

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: Acreage



Rob Nevins

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## Contact agent

This is a great opportunity to acquire a unique 2 storey home in the well regarded Clifton Grove Estate just a few minutes from Orange CBD and the North Orange precinct. "The Poplars" is located in a lovely tree lined cul-de-sac. The beautiful gardens are well established with surrounding mature trees providing privacy and wind protection. The property is serviced with town water, a daily mail service, garbage collection, wifi NBN and school buses. This home is much larger than you would imagine with an estimated floor area of 322sqm. A bonus feature is the spacious apartment suitable for extended families, work from home or leasing possibilities. There is sufficient paddock space for a horse or 2, some sheep or further garden development. Some TLC is required around the paddocks with massive potential for new owners to add their personal touch. Clifton Grove has a great sense of community and lifestyle opportunities. Recently, quite a few young families have moved into the area making the most of outdoor activities such as horse riding, walking, gardening and bike riding. There are a number of private horse arenas in the neighbourhood. The Mud Hut recreation area also has a public arena with a childrens playground and dogs off leash yard. Other community facilities include a local Rural Fire Service centre, cattle yards and a shearing shed. All the streets are sealed. The vendor is downsizing and the property is for genuine sale. 3 upstairs bedrooms, main with a balcony, 1 downstairs bedroom 1 upstairs 3-way bathroom, 2 downstairs bathrooms self contained downstairs apartment, large sized rooms, bedroom with built in robe, sunny living room, full kitchen, bathroom and separate laundry, separate entrance reverse cycle air conditioning, wood fire, gas heating, instantaneous gas hot water, north facing aspect spacious lounge/dining room with vaulted ceiling enclosed sunroom/family room rear courtyard 4 bay, 12m x 6m colorbond garage/shed on a slab with power 22,800 litre rainwater tank various poultry enclosures spring fed dam