

# 10 Robinson Court, Orange, NSW 2800



## Sold House

Tuesday, 21 May 2024

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Bedrooms: 4

Bathrooms: 2

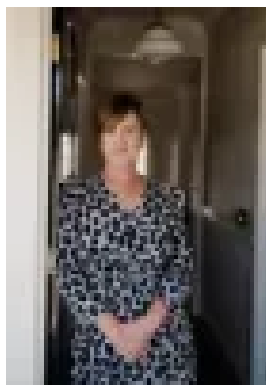
Parkings: 2

Area: 785 m<sup>2</sup>

Type: House



Ash Brown  
0417663687



Jodie Kind  
0434092601

**\$850,000**

**WHAT WE LOVE** This stylish residence offers a slice of paradise in a prime location. Situated on a large, well-established block, boasting direct access to the picturesque Brooklands reserve and its inviting network of walking tracks. Privacy and peace are paramount here, as the home is at the end of a quiet cul-de-sac and a serene atmosphere. Whether you're unwinding in the lush backyard oasis or enjoying a morning stroll through the adjacent reserve, you'll love it. A short 2.7km away, you'll find North Orange Shops. For families, the nearby Adventure Playground provides endless entertainment for children of all ages, while the tranquil Botanic Gardens offer a serene escape for nature enthusiasts.

**WHAT YOU'LL LOVE** - Large 785m<sup>2</sup> block adjoining reserve, no neighbours at the rear - New stone benchtops splashback & sink plus quality appliances, gas cooktop - Open plan kitchen, family, and dining, plus 2nd living area at the front of the property - 4 bedrooms, 3 with built-in robes - Master bedroom with walk-in-robe and ensuite - Main bathroom with separate toilet and full size bathtub - Ducted heating throughout - Reverse cycle air conditioning in living area - Carpets installed approx 18 months ago - Double garage with remote door, drive through and internal access - Keyless digital pinpad entry - Established gardens and trees - Fully fenced - Water tank with 5000L capacity - 12 solar panels 3.5kw capacity - Orbit B-hyve wifi irrigation - Chicken coop and setup (or convert back to garden shed space) - Covered alfresco adjoining the open plan living area, overlooking garden and rear access to the Brooklands Reserve - Located at the end of a quiet cul-de-sac, within 2.7km to the North Orange Shopping Centre, Adventure Playground, and Botanic Gardens

**WHAT THE OWNERS LOVE** The peaceful and private setting, nestled in a quiet cul de sac with direct access to the natural playground of Brooklands Wetlands, plus the proximity to the Agrestic Grocer and North Orange shops.

**RATES:** \$662 per quarter **RENTAL RETURN:** \$680 per week

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