

**11 Orison Street, Georges Hall, NSW 2198**



**Sold House**

Sunday, 13 August 2023

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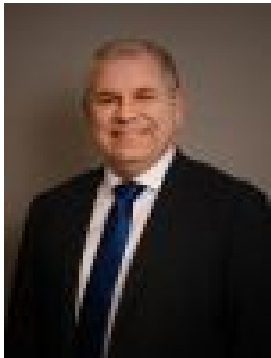
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 556 m2**

**Type: House**



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**\$1,481,000**

Welcome to 11 Orison Street, Georges Hall- This spacious and comfortable 5-bedroom single-story house is situated on a generous 556.4 sqm block of land in a highly sought-after, peaceful location. The property is perfect for families who want ample space for indoor and outdoor entertaining. As you step inside, you will be greeted by a warm and inviting expansive kitchen and multiple living areas flooded with natural light. The beautiful hardwood timber floorboards throughout the home add to the sense of space and comfort. The separate dining and living areas effortlessly flow into a generous backyard, perfect for large family gatherings. This property is a great family home and also has the potential to be a future investment as a possible duplex site (subject to council approval).

**Property Features Include:**

**Land:** The large 556.4 square meter block is clear and set on the high side of a highly sought-after quiet street. It offers approximately 17 meters frontage.

**Layout:** Practical open plan layout in the main living areas of the house creates a warm and inviting atmosphere.

**Kitchen:** Huge, timeless kitchen with modern appliances, gas cooking, and over 45 doors and drawers for ample storage.

**Living areas:** Spacious sun-drenched main living area and separate rear living and dining rooms.

**Bedrooms:** Five sizable and well-lit bedrooms each with built-ins, providing comfortable and functional spaces for a growing family.

**Bathrooms:** Two renovated bathrooms; the main with a full-size deep bath, and a separate third toilet in the laundry.

**Floors:** Original hardwood timber floors throughout.

**Air conditioning:** Three-zone ducted air conditioning.

**Solar hot water roof panels:** cost effective measure

**Parking:** Side driveway to lock up carport, and separate lock up garage which means there is plenty of parking and space for storage.

**Outdoor space:** The block provides a safe and secure environment for children and pets to play, with defined paved entertaining, grassed areas and side access.

**Location:** Unbeatable location, surrounded with low density housing in a green and leafy locale. Within walking distance to local parks including Lake Gillawarna, public transport, cafes, restaurants, and local amenities.

**Transport:** Centrally located to both the M4 and M5 motorways, and choice of Bass Hill and Georges Hall for shopping. Positioned within the catchment area for respected public and private schools, including Georges River Grammar School, St Mary's Catholic School and Georges Hall Public School.

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