

**112 Anson Street, Orange, NSW 2800**

**Professionals**

**House For Sale**

Wednesday, 17 January 2024

112 Anson Street, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 891 m2**

**Type: House**



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## Guiding \$650,000

When location matters it will be hard to go past this three bedroom brick gem that's positioned a straight shot along Anson Street into the centre of town. Grocery shopping, a bite to eat, or a medical appointment are all effortless from here, while zoning for prized Orange Public and Orange High Schools adds to the appeal. Step inside, and you'll find an inviting property with a bright and cheerful personality. Adjoining lounge and dining rooms flow into a granite topped kitchen for easy living and entertaining. Three robed and carpeted bedrooms share a full size bathroom with bathtub and shower, while ducted heating keep things just right in wintertime. Block size is a real highlight here, offering 891.6sqm with a private backyard and a double garage with adjoining shed/workshop for parking, storage and hobbies, all overseen by a decked verandah for entertaining. Orange TAFE and James Sheahan Catholic High are both just a stone's throw away. Take the kids to nearby Nelson Park for a play on the equipment or a bike ride. Offering a seamless blend of education, recreation, and city accessibility – your new home or investment offers a lifestyle tailored for both convenience and enjoyment.

- Classic single level brick and tile home on 891.6sqm block- Double garage with workshop at rear of block plus plenty of driveway parking- Free-flowing lounge and dining rooms - Three carpeted bedrooms all with built-in robes and ceiling fans- Modern kitchen with granite benches, electric hob and wall oven- Bathroom with bathtub, shower and separate w/c- Rear verandah and great size yard for alfresco enjoyment- 4min drive into centre of town, choice of schools and TAFE nearby