

# 117 Hill Street, Orange, NSW 2800



## Sold House

Tuesday, 6 February 2024

117 Hill Street, Orange, NSW 2800

Bedrooms: 4

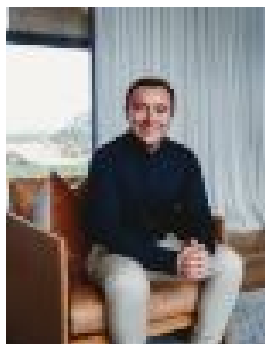
Bathrooms: 2

Area: 525 m2

Type: House



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**\$1,690,000**

This is the rarest of opportunities to secure a property in one of Orange's most prestigious streets with a house that perfectly fuses fully restored period features with the finest modern upgrades and functions. There's four large bedrooms, including a simply stunning master with walk-in wardrobe and en suite, while the remaining bedrooms all have built-in wardrobes and glorious wood fireplaces. The updated kitchen boasts modern appliances and a walk-in pantry, and feeds into the sun-drenched dining-living room, as well as the adjoining outdoor entertaining area, accessible via bi-fold doors and boasting pizza oven and barbecue. Original features like timber floorboards, high ceilings and bespoke cornices combine seamlessly with contemporary touches like stylish bathroom vanities, polished concrete floors, plantation shutters and ducted air conditioning, generating an irrepressible sense of style from the front door to the back. The small block is equipped with multiple vantage points - verandas and decks - to enjoy the established trees and gardens, which includes a full pittosporum hedge atop a high brick wall at the front to ensure total privacy. All of this is just a five-minute walk from the centre of town and mere steps away from fantastic schools and parks.

**FEATURES-** Incredibly restored period house in prestigious central location- Master bedroom with walk-in wardrobe and en suite- Three other bedrooms, all with built-in wardrobes- Modern kitchen with walk-in pantry and hidden oven- Open-plan kitchen-living-dining area- Second and separate living room- Bi-fold doors opening out to alfresco entertaining area- Huge and updated three-way bathroom- Large laundry with abundance of storage- Luxurious high ceilings and bespoke cornices- Polished timber and polished concrete flooring- Original wood fireplaces- Ducted air conditioning throughout- Plantation shutters- Original brick feature walls- Front-facing high brick wall plus pittosporum hedge for total privacy- Lovely established trees and gardens throughout block- Laneway access to off-street parking- 10-kilowatt rooftop solar panels and inverter- Walk to CBD and close to great schools and parks

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