

**122 Phillip Street, Orange, NSW 2800**

**Professionals**

**House For Sale**

Thursday, 6 June 2024

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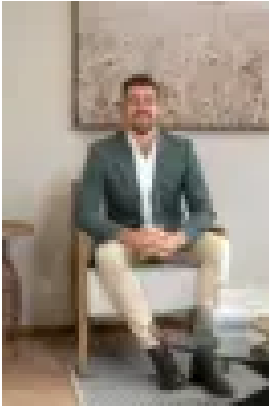
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1135 m2**

**Type: House**



Lucas Ferrari  
0407843404



Hamish Robertson  
0421381342

## Guiding \$800,000

Situated on a north-facing quarter-acre block (1135 sqm), just a short 300m walk to Bletchington Public School and oval, this single-level home provides an ideal foundation for your family to thrive and grow. Car enthusiasts, tradesmen or hobbyists will love the huge shed/garage with power, water and a mezzanine providing plenty of room for parking, storage and workshop. Offered for the first time in almost 29 years, the home features multiple light-filled living and entertaining areas, along with three bedrooms, two bathrooms, and a heart of the home kitchen. Move in now and enjoy the current comforts, while considering the potential to add value with modern updates, perhaps reconfigure the floorplan, or extend into the spacious backyard to create additional accommodation for your growing family (STCA). This peaceful north Orange location is just 1km from the Botanic Gardens, a four minute drive to north Orange shops, and a five minute drive into the centre of town. - Single level brick and tile home on north facing 1135sqm block- The property has its very own bore with irrigation for the entire yard. Aswell as town water for the house- Stretch out in the formal lounge and dining areas, sitting room or the two sunrooms at the rear- Timber kitchen appointed with an electric hob and double wall ovens- All three bedrooms are fitted with built-in robes, main with ensuite- Ducted heating, 20 solar electricity panels- Long side driveway to huge shed/garage with power, water and mezzanine- 300m Bletchington Public School, 5km Canobolas Rural Technology High