

**12A Diamond Drive, Orange, NSW 2800**



**Sold House**

Tuesday, 12 March 2024

12A Diamond Drive, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 404 m2**

**Type: House**



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**\$675,000**

12a Diamond Drive presents an ideal opportunity for first-home buyers, downsizers, or investors alike. This well-appointed home boasts a prime location just 500 meters away from the bustling North Orange shopping center, offering easy access to amenities and services. Designed with great proportions in mind, the home features a cleverly conceived floorplan that places the kitchen centrally between the dining and living areas. This creates a comfortable living space accentuated by ducted air conditioning, ensuring year-round comfort amidst Orange's hot summers and cold winters. The northern orientation here was also consciously designed to capture the warm winter sun in the living, dining, and alfresco areas. The kitchen serves as the heart of the home, offering ample storage and bench space, complemented by a gas cooktop and stainless-steel appliances, including a dishwasher, catering to the needs of modern living. Adjacent to the kitchen is an open-air outdoor dining area, perfect for entertaining guests or enjoying a BBQ with the family. The residence comprises three generously sized bedrooms, with the main bedroom featuring its own ensuite for added convenience. All bedrooms come equipped with built-in storage, with the main bedroom boasting a generous walk-in robe. Recent updates include fresh carpet installation throughout. Outside, the yards feature established plants and hedges, requiring minimal maintenance, allowing residents to enjoy their outdoor space with ease. - Ducted reverse cycle air conditioning throughout. - Low maintenance yard with secure fencing, covered patio and privacy hedging. - Double garage with internal access. - Well appointed kitchen with stainless appliances. - Estimated rental return: \$560 - \$590 per week. **\*\*Disclaimer\*\*** - All boundaries marked within this advertising are to be used only as a guide- The photographs depicted within this marketing contain virtual styling.- All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.