

**13 Sieben Drive, Orange, NSW 2800**

**Professionals**

**Sold House**

Tuesday, 28 November 2023

13 Sieben Drive, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 990 m2**

**Type: House**



Lucas Ferrari  
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**\$765,000**

Nestled in the Bel Air Estate, a highly desirable west Orange location, this single level three-bedroom, two-bathroom home is a true gem situated just moments away from buses, parklands, and Duntryleague Golf Club. Plus, it falls within the sought-after Orange High School catchment zone. And if that's not enough, you'll be delighted to discover that childcare, Orange Anglican Grammar, and the popular Agrestic Grocer are all less than five minutes drive away. For the past 25 years, this brick and tile beauty has been a treasured home, and now, it's eagerly awaiting its next chapter with a new family. Nestled on an expansive 990.8sqm block, the living room and two bedrooms are bathed in beautiful northern light, creating a warm and inviting atmosphere. With a family room and a separate dining area, there's ample room for a growing household to spread their wings. The practical galley kitchen seamlessly connects to the dining space and boasts a gas cooktop and a handy dishwasher. Stay comfortable year-round with the convenience of split-system air conditioning, ducted heating, and ceiling fans. Step outside to the vast undercover entertaining area, perfect for enjoying the outdoors, while the generously sized backyard provides ample room for kids and pets to play. A spacious shed takes care of all your storage needs. Convenience is king here too. Greengate Shopping Centre is your nearest set of local shops little more than 900m away, while more variety and a Woolworths is a five-minute drive from home at North Orange Shopping Centre. **Single level brick and tile home on 990.8sqm north facing block** **Oversized double garage with convenient internal access into the home** **Air-conditioned lounge room with bar and tiled floors, separate family room** **Dining room flows into sky-lit galley kitchen with gas cooktop, electric oven, dishwasher** **All three bedrooms are fitted with a built-in robe, master with ensuite** **Three-way family bathroom with spa bath, shower and heated towel rail** **Covered entertaining area, plenty of lawn with large shed** **In catchment zone for Calare Public school and Orange High, close to Orange Grammar and 700m to Goodstart Early Learning Centre** **Only 3 kilometres to Orange CBD and well-serviced by transport**