

**130 Shiralee Road, Orange, NSW 2800**

**McGrath**

**House For Sale**

Friday, 19 January 2024

130 Shiralee Road, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

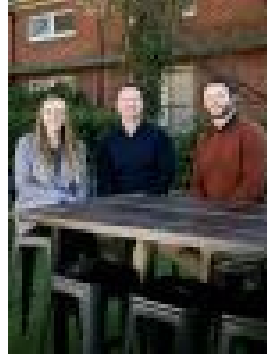
**Parkings: 2**

**Area: 700 m2**

**Type: House**



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**\$1,050,000 - \$1,150,000**

This wonderful family home built in 2021 by Contemporary Homes showcases a cool natural coastal palette and boasts a thoughtfully designed layout that caters to the needs of modern families. From the moment you step inside, you'll be greeted by the seamless flow of the northern living areas, complemented by a formal lounge room and an expansive covered alfresco, perfect for indoor-outdoor living. The master bedroom, located at the rear of the home, offers a tranquil retreat with its large ensuite and his and hers walk-in robes, while an additional three bedrooms provide ample space for the whole family. The generous kitchen is a culinary haven, featuring stone benchtops, dual ovens, and a walk-in pantry, making meal preparation a breeze. The property also offers a double garage, providing secure parking for your vehicles. With a 700sqm block of land, there is plenty of space for outdoor activities and relaxation. Additional features include a great laundry and mudroom, excellent storage throughout the home, double glazed windows for energy efficiency, a 6.6kw solar system for sustainable living, 2550mm ceiling height throughout, and a ducted reverse cycle heating and cooling system for year-round comfort. The in-ground irrigation system ensures easy maintenance of the landscaped gardens.

**FEATURES-** Expansive covered alfresco area for indoor-outdoor living- Master bedroom at the rear with a large ensuite and his and hers walk-in robes- Generous kitchen with stone benchtops, dual ovens, and a walk-in pantry- Double garage for secure parking- Plantation shutters to front of home, block out roller blinds to other rooms- 700sqm block of land for outdoor activities- Great laundry and mudroom with excellent storage- Double glazed windows for energy efficiency- 6.6kw solar system for sustainable living- 2550mm ceiling height throughout for a spacious feel, roof blanket to underside of roof sheet- Ducted reverse cycle heating and cooling for year-round comfort- In-ground irrigation system for easy maintenance of landscaped gardens

**Multi-Award Winning Home:-** 2021 Master builders regional display home of the year in its category- 2021 Master builders state display home of the year in its category- 2021 Master builders runner up display home of the year in an open category