

**145 Ophir Road, Orange, NSW 2800**



**House For Sale**

Saturday, 4 May 2024

145 Ophir Road, Orange, NSW 2800

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**



Chris Tyack  
0263621233



Margaret Longhurst  
0499013427

**\$1,400,000**

:: Two dwellings, 7 beds, 4 bath, 6 car on 6.2 acres:: Both properties in excellent condition:: Attached double garage with internal access:: Two access points from the road to property:: Possible rental from both properties \$1,000 PW:: With so many things going for it, this generous and exceptional property is well worth an inspection. The TWO dwellings sit on a 2.52ha parcel of land and would be great for a family with elderly parents or extended family who could live in the second dwelling, or you could lease it out to help with the finances. The main residence features multiple living areas including formal lounge, family and study/sunroom, the well appointed kitchen has all the expected appliances and lots of storage/pantry space. All four bedrooms have built in robes and ceiling fans with master having dual built in robes and a modern en-suite with under floor heating and heated towel rail. The second dwelling, also of brick construction has two or three bedrooms with en-suite to the master, a second bathroom, kitchen, living and covered car accommodation. The two dwellings sit on approximately 5,200sqm of land which leaves around 20,000sqm of land for some farm animals, round yard, your own mini golf course, or whatever you would like. Call anytime for an inspection, you will be impressed. • Town water, solar panels and storage battery, 10,000 litre water tank • Only 4.5klms to North Orange shopping and 3.5klms to Orange CBD • Future development potential subject to council approval • Landscaped gardens, secure fencing, covered outdoor entertaining area • Reluctant sale from motivated sellers