

**17 Davis Road, Orange, NSW 2800**



**House For Sale**

Wednesday, 14 February 2024

17 Davis Road, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



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**\$1,180,000 - \$1,265,000**

Nestled on a spacious 5-acre lot, 17 Davis Road offers a rural escape just 11 minutes (14km) from Oranges Base Hospital, 2 minutes (1.5km) to Spring Hill Village, and 8 minutes (9km) to Millthorpe. This immaculately presented four-bedroom, two-bathroom residence seamlessly blends country charm with modern convenience. Upon arrival, you'll be greeted by the property's grand custom entranceway, setting the tone for the quality and style found throughout this property. Solid and secure infrastructure, designed for longevity, ensures peace of mind for long-term enjoyment and ease of maintenance. Inside, the house exudes perfection in every aspect. Flooded with natural light, the open-plan living, kitchen, and dining area create a welcoming space for family gatherings. The kitchen, a highlight of the home, boasts timeless country-style cabinetry, a generous island bench with a breakfast bar, a 900mm free-standing stove, and elegant stone countertops. The property also features a double carport and double shed/workshop, complete with three-phase power, lighting, and mezzanine storage, catering to various needs and hobbies. Buyers will appreciate the thoughtful division of the beautiful 5-acre allotment into two paddocks, providing ample space for horses or other animals. Adding to the ambiance is the centerpiece slow-combustion wood heater, perfect for those chilly winter evenings. The generously sized bedrooms offer versatility, with the potential to convert one into an extra living room or office. Year-round comfort is ensured with ducted reverse cycle air conditioning, complementing the warmth of the wood heater. Whether you seek a peaceful rural retreat or a functional family home, 17 Davis Road offers the perfect blend of style, functionality, and comfort. Don't miss the opportunity to experience the charm of country living firsthand. - Master suite with a huge walk-through robe and ensuite- Flake, epoxy-coated verandah- 8m x 7m Garage/workshop + 7m x 7m Carport- 3 x 25,000 litre water tanks- 300mm depth recycled asphalt driveway- A Taylex, enviro-cycle wastewater system- Separate paddock with shelter for livestock- Additional, 2.85x7m woodshed- Custom, post and rail entranceway and garden beds- Ceiling fans in all bedrooms\*\*Disclaimer\*\*- All boundaries marked within this advertising are to be used only as a guide.- 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.