

**19 Beech Crescent, Orange, NSW 2800**



**House For Sale**

Thursday, 11 January 2024

19 Beech Crescent, Orange, NSW 2800

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1219 m2**

**Type: House**



Ash Brown  
0417663687



Jodie Kind  
0434092601

**\$1,150,000 - \$1,250,000**

**WHAT WE LOVE** An impeccably kept home that maximises the aspect for a modern, spacious feel. The generous main living area extends to a beautiful covered outdoor alfresco, creating a perfect blend of indoor/outdoor living with a massive deck to capture the winter sun. This is a tranquil, family friendly estate with quiet streets, walking tracks and a nice park for the kids across the road. It's location will be hard to beat, walking distance to the Wentworth Golf Course, with a beautiful new clubhouse currently being constructed.

**WHAT YOU'LL LOVE**- 5 bedrooms (includes a guest bedroom with built-in robe)- Master bedroom with walk-in robe and large ensuite with double sinks - All other bedrooms with built-in robes- 2 living areas or the guest bedroom could be a 3rd living area- Kitchen with breakfast bar, stone benchtops, Miele Oven, Smeg dishwasher and rangehood plus 5 burner gas cooktop- Separate dining - Ducted reverse cycle air conditioning - Underfloor heating in tiled areas and bathrooms- 3 way bathroom with separate bath & shower + double vanity- 9 foot ceilings- North facing alfresco - Expansive deck off alfresco- Solar system 6KW (approximately)- Triple car garage - with drive-through access to rear yard- Side access with concrete pad - perfect for caravan, boat or trailer - Established gardens - 40,000L underground water tank - attached to sprinkler system

**WHAT THE OWNER LOVES**We love sitting on the patio enjoying a wine or just a cuppa. We love watching Rosella's sitting on the birdhouse breaking open sunflower seeds & the sound of running water from the fountain. Also the park across the road to take the kids for a play and a 4 minute walk to Wentworth golf course to play golf or just going for a peaceful walk around the course. It's been such a lovely home with fantastic neighbours. We will miss it. **RATES:** \$716 per quarter **RENTAL RETURN:** \$750 per week

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