

**19 Kooronga Avenue, Orange, NSW 2800**



**Sold House**

Friday, 8 September 2023

19 Kooronga Avenue, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 898 m2**

**Type: House**



Team Fitzgerald  
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**\$1,100,000**

Welcome to your dream family home in sought-after Westlea! This master-built residence has been completely renovated, showcasing modern luxury and timeless charm. With two living rooms, a north-facing aspect, luxe bathrooms, an amazing kitchen, and lovely established gardens, this home is perfect for family living. Step inside to discover the spaciousness and elegance this home offers. The natural light floods through the north-facing windows, creating a warm and inviting atmosphere. The separate living zones provide space for everyone, while the established gardens add tranquillity blending the indoors and outdoors seamlessly. Located next to Riawena Oval, this home offers endless possibilities for outdoor activities. It's the perfect haven for children or an afternoon stroll with the dogs.- Generous master bedroom with newly renovated ensuite featuring large shower, wall hung vanity, brass tap ware & WIR- Three rear bedrooms (two with built ins)- Two spacious living rooms- Formal lounge with wood fire- Formal dining room- Country style kitchen at the heart of the home with walk in pantry, 40mm stone bench tops, 2PAC finish shaker style doors, feature timber look shelving with lighting, double farm house sink, brass tap ware, 900mm gas stove, 900mm pyrolytic Westinghouse oven with air fryer, integrated dishwasher, wine rack and wine fridge, large fridge bay with water connection.- Luxe main bathroom with large walk in shower, 1500mm free standing bath, wall hung vanity, brass tap ware, separate WC- Great laundry with custom cabinetry including shoe storage, bench seat, washing baskets, pigeon hole storage, 40mm stone bench tops, feature brass tub & tap ware - 3rd WC with basin- Nine foot ceilings throughout- Premium 18kW 3 phase Daikin ducted AC unit with zone controller. Setup with 5 zones (all bedrooms zoned separately, WiFi control for monitoring from smart device in or out of the home.- Electric under floor slab heating in living zones, entry way & master bedroom- RINNAI instantaneous gas hot water system - 10kW 3 phase solar system- Double lock up garage with internal access - Alfresco courtyard and rear gazebo area- Lovely established trees and gardens- Provision for addition of double carport - 7x9x3m shed with 3x roller doors, insulated walls and roof, wired with lights, power points, extra thickness in middle bay slab for provision of hoist if required\* Agent declares interest