

# 194 Woodward Street, Orange, NSW 2800



## House For Sale

Wednesday, 8 May 2024

194 Woodward Street, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 633 m2**

**Type: House**



Lan Snowden  
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**\$519,000**

The potential to quickly, easily and inexpensively add value to 194 Woodward Street with just a few simple improvements is what makes it such an enticing proposition to first-home buyers and prospective investors. It features three bedrooms and two front-facing sunrooms that could easily be converted into kids bedrooms or home offices. One of the two living areas flows off the kitchen, while there's also a patio to enjoy in the more mild months. The block is flat, fully landscaped and secure, with some lovely established trees. There's also a standalone garage in the backyard serviced by a side driveway. Importantly, the property is zoned for Orange High School, as well as being handy to several other great public and private schools. All of this is within an easy stroll of an assortment of shops, cafes and the CBD. The core elements of a comfortable home are all in place to help you make 194 Woodward Street the home your family (or your tenants) want.

**FEATURES-** Amazing central location and untapped potential- Three double bedrooms- Previously renovated kitchen and bathroom- Main living room with original chimney and mantle - Separate formal lounge room- Two front-facing sitting rooms with options as bedrooms or offices- Large laundry with lots of storage space- Private rear patio- Secure 633-square-metre block- Established trees- Detached garage with side driveway- Two gardens sheds- Walk to the centre of town- Situated in Orange High School zone- Close to shops, cafes, golf courses, restaurants and popular hotels

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