

# 2 Agate Street, Orange, NSW 2800

**Professionals**

## Sold House

Thursday, 11 April 2024

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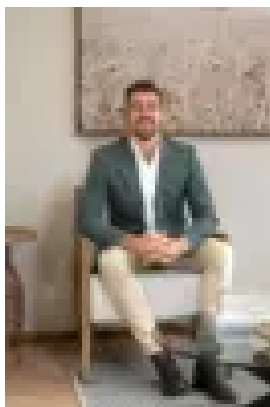
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m<sup>2</sup>**

**Type: House**



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**\$740,000**

Reclaim the freedom to live a carefree life in this spacious single level home that's light, bright and just right for your growing family. The quiet north Orange location is within an easy drive of Bunnings, local shops, Botanic Gardens, Adventure Playground and Waratah sporting grounds. 2 Agate Street is the complete family package promising spacious, modern living. An open plan kitchen, family and dining zone encourages connection and functionality before flowing freely outdoors. Here, find the covered alfresco patio for entertaining, while the fenced yard is easy on the upkeep. Modern comfort continues in the separate lounge room and across the four bedrooms, led by a master featuring a walk-in robe and ensuite. A supremely easy care home means more time for the things you love. Families can get out in nature at nearby Waratah Wetlands or be in town for a bite to eat or a bit of shopping in just 10 minutes. The sought-after location is zoned Bletchington Public School and Canobolas Rural Technology High, while also offering easy access to Catherine McAuley Catholic Primary School, Orange Anglican Grammar, and Charles Sturt University. **??**Single level brick and tile home on 703.5sqm corner block**??**Double garage offers the convenience of internal access into the home**??**Spread out in the open plan family and meals or formal lounge room**??**Island kitchen with gas cooktop, under bench oven and dishwasher **??**Four carpeted and robed bedrooms, main with walk-in robe and ensuite**??**Split system a/c plus ducted gas heating to keep things toasty in winter**??**Three-way family bathroom with bath and shower**??**Covered entertaining area and fenced yard**??**18 solar electricity panels to keep running costs down**??**3km Bletchington Public School, 6.3km Canobolas Rural Technology High