

**2 Joanne Place, Orange, NSW 2800**

**Professionals**

**Sold House**

Tuesday, 21 November 2023

2 Joanne Place, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 831 m2**

**Type: House**



Lucas Ferrari  
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**\$776,000**

Tucked away in a tranquil Bel-Air estate cul-de-sac, this sturdy brick and tile home awaits your family. Spread across one practical level, this 831sqm oasis boasts three distinct living spaces, a designated dining room, four bedrooms, and two bathrooms – a sanctuary where your family can truly flourish. And being in the sought-after Orange High School catchment zone is the icing on the cake. The heart of this home is the timber kitchen – the warm, welcoming nucleus of this place. It effortlessly connects the air-conditioned lounge and sitting rooms, along with the dining and family areas, creating a hub for your daily life. Each of the four bedrooms is thoughtfully designed with built-in or walk-in robes, ensuring storage headaches are a thing of the past. Plus, there's a master ensuite and a spacious main bathroom to make mornings a breeze. Thanks to split system A/C and ducted heating, comfort knows no season. And the established gardens are your private oasis for relaxation and entertaining. Move in now and enjoy this home's picture of present day comfort or add immediate value with some contemporary updates – ultimately the choice is yours. Nestled just minutes from the Northern Distributor, your daily commute is practically a walk in the park. And when it comes to schools, Calare Public School, Orange High, and a choice of childcare options are within your grasp, and Orange Anglican Grammar is just 2km away, making sure all your family's needs are met. And with the CBD just a short 7-minute drive, you've got both comfort and convenience in the palm of your hand.

Single level brick and tile home on 831sqm block in sought-after location  
Bordered by established gardens in quiet cul-de-sac  
Four separate living/dining areas with family room opening to north facing sunroom  
Granite topped timber kitchen with dishwasher  
Main bedroom with walk-in robe and shower ensuite  
Three additional robed bedrooms served by three-way main bathroom  
Double garage offers the convenience of internal access into home  
3km to Orange High, 4.2km to Calare Public School