

**22 Balmoral Place, Orange, NSW 2800**

**Professionals**

**House For Sale**

Thursday, 26 October 2023

22 Balmoral Place, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Lucas Ferrari  
0407843404



Hamish Robertson  
0421381342

## Guiding \$950,000

Completed just over 12 months ago, this four bedroom family home is nestled in the prestigious south Orange enclave of Shirralee Estate, little more than 600m from the iconic Philip Shaw winery and a 10 minute drive to the bustling heart of Orange CBD. Finished to an exceptional standard, the north facing home flows over a spacious single level design, featuring two separate living areas and pleasant rural views from the rear. At the heart of the home, an expansive open plan living area seamlessly combines the lounge, dining, and kitchen – a social hub with stylish green-hued VJ panelled cabinetry and stone benches. The same style aesthetic is applied to the two bathrooms, keeping a sense of cohesiveness throughout the home. An additional lounge room offers extra space to relax. The master bedroom is a true sanctuary with a walk-in robe and private ensuite. Three other bedrooms have generous built-in robes for ample storage. Outside, a covered alfresco area is perfect for outdoor gatherings. With reverse cycle heating and cooling, you'll enjoy year-round comfort, and a fully fenced low-maintenance yard on a 740.6sqm block provides space for kids and pets to play. Shirralee aims to foster a relaxed village lifestyle, with an emphasis on promoting cycling and walking. The estate is in the catchment zone for both Orange Public and High schools, and is just 4.5km from James Sheahan Catholic High. Single level home completed 2022 in quiet cul-de-sac in Shirralee Estate. Stretch out in the lounge room or open plan family and dining room. Caesarstone island kitchen with 900mm gas stove and walk-in pantry. Covered alfresco entertaining area. Three way main bathroom with freestanding tub and shower. Main bedroom with walk-in robe and ensuite with twin vanity and shower. Double garage with internal access into laundry/mud room, heaps of driveway parking. 5km/10 min drive to Orange Central Square Shopping Centre