

28 Manning Road, Orange, NSW 2800



House For Sale

Monday, 22 January 2024

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2434 m2

Type: House



Ash Brown
0417663687



Jodie Kind
0434092601

Price Guide - \$1,325,000

WHAT WE LOVE As you drive into this property you will be mesmerised by the meticulously maintained grounds with established trees. Boasting a charming Hamptons-style exterior design, featuring a high pitched roofline and dormer windows. Offering 4 bedrooms, main bedroom having a 3-sided walk-in robe and ensuite complete with a bath and French doors opening to a private rear yard. Additionally, there is a main 3-way bathroom with separate toilet. Various heating and cooling options, including ducted gas heating, Masport gas log fire, and a split system air conditioner. The kitchen is well-appointed with a Euromaid oven, electric cooktop, Samsung dishwasher, and stone benchtops. An attractive feature of this home is the loft that can serve as a 5th bedroom or home office, providing views of the garden. The main living area seamlessly connects to a covered outdoor alfresco space, making it an ideal place for family gatherings. Situated in a peaceful, family-friendly estate with quiet streets, walking tracks, and nearby parks for children to enjoy.

WHAT YOU'LL LOVE - 2434m² block | 35sq floorplan- High ceilings- Large kitchen with plenty of storage and modern appliances - Open plan living and dining room, split system air-conditioning- 3 way main bathroom- Master bedroom with french double doors, large walk-in robe, and en-suite- All spare bedrooms on the ground floor include built-ins, ceiling fans and day/night blinds- Upstairs includes an extra bedroom, living or home office - Ducted gas heating, gas log fire, and a reverse cycle air conditioning in the living room- 2 alfresco areas + an Oasis 6 person spa - Double 7x7m garage - Fire pit in rear yard, swing for the kids- Water tank connected to irrigation for the gardens and grass, 15,000 litres - Fully landscaped with established trees- 1.7km to Anglican Grammar & 300m to Valencia Drive Early Learning Centre

WHAT THE OWNER LOVES We love the spacious park-like grounds, this is a lovely neighbourhood. **RATES:** \$576 per quarter **RENTAL RETURN:** \$750 per week

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