

**284 Anson Street, Orange, NSW 2800**

**Raine&Horne.**

**House For Sale**

Thursday, 7 March 2024

284 Anson Street, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 769 m2**

**Type: House**



Roger Eddy

0419625196

**Price Guide: \$ 960,000-00**

This unique holding is centrally located opposite the TAFE College & only 1.5 blocks to the CBD. It comprises 2 Land Holdings & each Lot has an area of approximately 379 Square Metres. It has unlimited potential & originally started life as a 3 bedroom double brick dwelling on blue stone foundations, with a separate lounge room, separate dining room, separate kitchen, bathroom & open verandah at the front of the home on Anson Street & features included, open fireplaces with mantles, ornate plaster ceilings, wide timber floorboards & leadlight windows. It is currently set up as 2 fully self-contained flats, comprising a 1x2 Bedroom flat & a 1x1 Bedroom flat. It's located in the Medical Precinct of the City & adjoining it are, Medical & Health Consulting Rooms, as such there is potential to convert it to Medical Consulting Rooms, subject to a DA, with off-street parking at the rear & access provided off Parker Place. Or you could convert it back to a central inner-city Residence, reinstating the open front verandah & taking it back to its former glory. You could undertake a Boundary adjustment, placing the existing dwelling on one Title & build an additional central dwelling on the second Title at the rear, for extended family, with access off Parker Place, or when completed, sell them both separately for a profit. Or, you could retain all properties, as Income Earning Investments, or operate them as Airbnb's, the possibilities are endless. Whilst you are working on your project, you could retain the existing Tenants & increase the Rental Income to Market, or seek Vacant Possession. Look outside the square & undertake a Concept Plan for this site. Where in Central Orange will you find a Site with so much potential & possibilities. It's one for the Builders, the Developers, the Purchaser wanting that central inner-city Residence, the extended families wanting a self-contained Dwelling on its own Title, the Investor, or the Health Consultants. Potential To Increase the Rental Income to \$ 700.00 per week in their current condition, or greater with a renovation. Zoned: R 1 General Residential Lot 1 in DP 906464, facing Anson Street comprises an area of 379.4 Sq M Lot 1 in DP 906381, facing Parker Place comprises an area of 389.8 Sq M