

2A Coombes Place, Orange, NSW 2800

Raine&Horne.

House For Sale

Wednesday, 3 April 2024

2A Coombes Place, Orange, NSW 2800

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 406 m2

Type: House



Roger Eddy

0419625196

Price Guide: \$ 525,000-00 to \$ 550,000-00

This brick & tile home is tucked away in a quiet North Orange cul-de-sac, conveniently located close to the North Orange Shopping Centre, Waratahs Sports Complex, local eateries, the Botanical Gardens & local walkways. It's ideal for the home owner or the Investor & comprises an entry hallway which opens onto the spacious open plan & sun filled living & dining area with glass sliding door, opening onto the rear yard. The adjoining kitchen includes good bench space, an abundance of cupboards, plus a gas stove & rangehood. All 3 bedrooms are spacious & have built-in wardrobes. The bathroom comprises a bathtub, shower recess & vanity, whilst the toilet is separate. The laundry is full size with a laundry tub & external door to the rear yard. It's complete with a lock-up garage which also has an access door to the rear yard. The home is complete with ducted natural gas central heating throughout, updated paintwork, new blinds & new carpet & it's set on an easy-care, low maintenance, sunny yard. There is space at the side of the home for a trailer, or if you require access to the rear yard for a trailer, an adjustment to the fence at the side of the home, with the install of double gates will provide that rear yard access, where you can park a trailer or a boat, out of sight & secure. It's a Duplex style home, on its own Freehold Title. For the Investor, it would rent in the vicinity of \$ 500-00 per week.