

33 Agland Crescent, Orange, NSW 2800

Professionals

House For Sale

Thursday, 28 March 2024

33 Agland Crescent, Orange, NSW 2800

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 840 m2

Type: House



Lucas Ferrari
0407843404



Hamish Robertson
0421381342

Guiding \$650,000

Raise your young family or downsize comfortably in the popular Rosewood Estate where the Botanic Gardens are near neighbours, and you're not far from North Orange shops for an easy grocery run. This three bedroom, two bathroom home offers all the ease of a single level layout with a privately placed main bedroom for parents, and a large sunroom providing an extra living space for relaxation and entertaining. Move in now and enjoy the immediate sense of spaciousness, and abundant natural light bestowed upon this home, courtesy of its north-facing aspect. A simple refresh with a crisp coat of paint and modernising the floor coverings would undoubtedly elevate its appeal. Looking ahead, contemplate future enhancements such as kitchen and bathroom updates to not only enhance your living experience but also potentially increase the value of the property. Rosewood Estate is surrounded by a network of walking tracks making it easy to get out into the fresh air. Despite its sense of peace and tranquillity, the location is just 3km from Orange CBD, and a two minute drive from the Northern Distributor for an easy commute. -Single level brick and tile home on 840sqm north facing block-Step into light-filled living, which flows into dining, separate sunroom-Kitchen with gas cooktop and under bench oven -Master bedroom at front of home for privacy, featuring walk-in robe and ensuite-Two bedrooms at rear with built-in robes served by main bathroom with separate w/c-Double garage offers undercover access into front porch-Ducted heating-1500m to Bletchington Public School, 5.5km to Canobolas Rural Technology High, 4km to Charles Sturt University