

**365 Bobs Range Road, Orangeville, NSW 2570**



**House For Sale**

Thursday, 28 March 2024

365 Bobs Range Road, Orangeville, NSW 2570

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Gary Tomlins  
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Nathan Fleming  
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## **Auction Thursday 18th April at 6pm**

Step into the tranquil beauty of 365 Bob's Range Road, a sprawling 5.2-acre property surrounded by rolling green hills and stunning sunsets. This peaceful retreat is home to a variety of local birdlife, offering a serene escape from the hustle and bustle of everyday life. The heart of the home is undoubtedly the central kitchen. Adorned with stone benchtops, the kitchen is as practical as it is stylish, with ample counter space for meal preparation and a convenient walk-in pantry to keep supplies organized. Large windows flood the living areas with natural light, offering sweeping views of the surrounding bushland and creating a sense of connection to the outdoors. As you make your way through the home, you'll find the bedrooms to be cozy retreats, each thoughtfully designed with comfort in mind. Ceiling fans keep the air circulating on warm summer nights, while ducted air conditioning ensures a comfortable temperature year-round. Double built-in wardrobes provide plenty of storage space for clothes and personal belongings, keeping the rooms clutter-free and organized. The master suite is a true oasis, boasting a generous walk-through wardrobe and a luxurious ensuite bathroom. Pamper yourself in the spa-like atmosphere of the ensuite, where a large freestanding bathtub beckons you to unwind after a long day. With its floor to ceiling tiles, frameless shower, and stone top vanity, this ensuite is the epitome of luxury and relaxation. Outside, the land is fully fenced and supplied with bore water, ideal for gardening enthusiasts with its thriving vegetable patch and fruit trees. Spend your days exploring the property's natural beauty, from the tranquil dam to the expansive views of the surrounding countryside or appreciating it from the timber decked entertaining area and balcony that runs the perimeter of the house. Discover the convenience of the fully-functional granny flat, tucked away for privacy and equipped with everything you need for a comfortable stay. With its own private access, it's the perfect spot for guests or extended family. For those in need of extra space, the granny flat downstairs provides complete independence with its own bedroom, bathroom, and living area. Features include: \* Land size 2.1 hectares\* Large double garage/work shed\* Self sufficient downstairs granny flat with private access\* Fully fenced and sheep proofed land\* Bore water