

**4 Pirinari Place, Orange, NSW 2800**

**Raine&Horne.**

**Sold House**

Monday, 23 October 2023

4 Pirinari Place, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 841 m2**

**Type: House**



James Eddy  
0419627651

**\$695,000**

This impressive home has cottage charm & presents in excellent condition, having just been updated, with a fresh coat of paint, new floor coverings, new curtains & light fittings & enjoys a perfect location in highly regarded Westlea, which exudes a peaceful ambiance you'll enjoy & appreciate everyday. You'll love wide panoramic windows for plenty of sunlight & some old world charm, with high ceilings & pattern cornice plus an open fireplace with a mantle & french doors, to the front sun porch. All living rooms have a great sunny north aspect & include a separate sitting room, formal dining room & a family room. The kitchen has plenty of cupboards, updated appliances & a dishwasher. The hallway has double built-in linen cupboards, there's 3 double size bedrooms, main with built-in robes & classic, art deco bathroom, with a bathtub & separate shower recess. Ducted gas heating & ceiling insulation keeps you comfortable, all year round. A large covered alfresco entertaining area could be enclosed & overlooks the private, tree lined back yard. It's a serene spot for a quiet coffee or a great outdoors entertaining venue for family & friends. The garage has room for a workbench & could provide access to the back yard. You'll love the location of this home, tucked away from the hustle & bustle of the city, yet still close to all the facilities & shops you need. These include Duntryleague Golf Club, The Ploughman's Wetlands & Wentworth Golf Club, making it easy to enjoy leisure activities & nature walks. You are also close to Orange High & Calare Public Schools or the bus to Kinross Wolaroi school. Here is an opportunity to secure a unique home, don't miss out & be quick to arrange your inspection.