

**41 Lisbon Circuit, Orange, NSW 2800**



**House For Sale**

Thursday, 26 October 2023

41 Lisbon Circuit, Orange, NSW 2800

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1500 m2**

**Type: House**



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## **Auction - If Not Sold Prior**

PRICE GUIDE - \$1,500,000 - \$1,650,000 Perched high on the hill within the Ploughmans Hill estate, just west of Orange's CBD, 41 Lisbon Circuit stands as an architectural masterpiece, offering a lifestyle reminiscent of your very own private resort. This custom-designed five-bedroom residence wraps itself around an extraordinary inground pool, set upon a sprawling 1,500m<sup>2</sup> block of land. The meticulous landscaping, professionally conceived and executed, ensures that every corner of this property is a visual delight. The elevated position creates amazing evening views over Orange. The property also boasts a separate studio, perfectly suited for visiting guests, a teenage retreat, or intergenerational living. Designed with solar passive principles in mind, the home features a north-facing thermal wall down the main hallway, ensuring optimal heat retention during the cooler months. The substantial solar array, Tesla battery storage, and solar hot water system not only make this home energy-efficient but also environmentally conscious. The master suite is generously proportioned, offering a walk-in robe and an ensuite with floor-to-ceiling tiles and underfloor heating, ensuring luxurious comfort year-round. The residence features two well-appointed undercover outdoor areas, ideal for entertaining and keeping a watchful eye on loved ones as they enjoy a swim. Inside, the living spaces are designed to cater to the diverse needs of a modern family. An open plan area seamlessly blends with the kitchen and dining space, while a separate living area offers a more private retreat. Should you require additional living space, the studio presents the perfect opportunity to create a games room or a teenage retreat. 41 Lisbon Circuit is not just a home; it's an oasis of luxury, sustainability, and comfort. If you're in search of your own piece of paradise, this property offers it all. - Stylish kitchen with stone benchtops, quality appliances, and a butler's pantry - Bedroom's 2,3,4&5 feature great natural light and built-in robes - Feature stone wall in the main living area, with an inbuilt gas log fireplace to complement the stone facade wall - 11m heated inground pool with water feature - Reverse cycle air conditioning throughout - 10kw solar array combined with a 13kwh Tesla battery storage - Established veggie patch and trees - Viridian smart glass throughout - Solar passive design - 2 x 10,000L water tanks