

**42 Bowman Avenue, Orange, NSW 2800**



**Sold House**

Sunday, 10 March 2024

42 Bowman Avenue, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 934 m2**

**Type: House**



Tom Figuero  
0434431355



Josh Mastronardi  
0263626566

**\$1,100,000**

Welcome to 42 Bowman Avenue, where comfort and style meet in the heart of the sought-after Wentworth Estate in west Orange. This spacious four-bedroom, two-bathroom home boasts two living areas, an office, and a double garage, offering ample space for the whole family. As you step inside, you're greeted by an abundance of natural light flooding through the home, thanks to its excellent northeast orientation. The open-plan layout seamlessly connects the main living, dining, and kitchen areas, making entertaining a breeze, especially with the covered alfresco just steps away. The kitchen is a chef's dream, featuring expansive benchtops, a walk-in pantry, a 900mm free-standing stove, ample storage space, and a dishwasher. Adding to the charm of the main living space is the gas log fireplace, perfect for cozy evenings during the cooler months. Plus, stay comfortable year-round with the ducted reverse-cycle air conditioner. All bedrooms are generously sized, with the master bedroom standing out for its spaciousness, walk-in wardrobe, and ensuite bathroom. Outside, the landscaped yards boast established trees, hedges, and garden beds, creating a tranquil oasis to relax and unwind. The covered alfresco area is strategically positioned for shade in summer and warmth in winter, and with automatic weather blinds, you can enjoy this space regardless of the weather. Additionally, the home includes a convenient study, ideal for remote work or children's homework. Situated on a corner block, there's fantastic potential for off-street parking for a caravan or boat, or even the possibility of adding an additional shed, subject to council approval. Don't miss the opportunity to make 42 Bowman Avenue your new home sweet home. - Reverse cycle ducted heating and cooling throughout - Gas log fire place in main living area - Large and well appointed kitchen - Dedicated home office space - Established gardens - Rear yard access - East / North aspect to the main living areas - Ducted vacuum system - Alarm system - Grey water system & Rain water tank for gardens