

**43 Melaleuca Way, Orange, NSW 2800**



**House For Sale**

Saturday, 9 December 2023

43 Melaleuca Way, Orange, NSW 2800

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 864 m2**

**Type: House**



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## West Orange! \$740,000 - \$780,000

Nestled in one of Orange's most sought-after locations, 43 Melaleuca Way unveils a five-bedroom, two-bathroom residence, embodying the essence of family living. Surrounded by house-proud owners and vibrant families, this home is ready to be loved. Families will appreciate the strategic zoning for Orange High School and Calare Public School, providing an invaluable educational advantage. A mere 3.5 kilometers from the heart of Orange CBD, the property seamlessly combines suburban tranquility with urban convenience. For enthusiasts of golf, the residence is a mere 110 meters from the back entrance of the Wentworth Golf Course. Beyond catering to golf aficionados, the proximity to this green oasis makes it an ideal locale for scenic walks and impromptu fishing outings. With the Wentworth Golf Course currently undergoing a \$25m+ rejuvenation, the near future promises the allure of a leisurely stroll to one of Orange's premier venues for cold drinks and dine-in meals. The interior of the home unfolds with five bedrooms, two bathrooms, two spacious living areas, and a practical double garage. Notably, the fifth bedroom presents a versatile space, perfect for a home office or a dynamic playroom. Situated on a generous 864m<sup>2</sup> plot, the property features fully secure yards adorned with Colorbond fencing and steel gates, providing a safe haven for pets and children. Come and add your personal touches to this great home. We're sure that once you move in, you won't be moving out in a hurry.

**Key Features --** Ducted gas heating throughout- Modern kitchen with stone benchtops, dishwasher and stainless appliances- Two great-sized living rooms- Flexibility to use the 5th bedroom as an office or playroom- Double garage with remote roller door- Main bedroom with ensuite and walk-in robe- Bedrooms 2,3,4 & 5 are all equipped with built-in storage\*\*Disclaimer\*\* -<sup>?</sup>All boundaries marked within this advertising are to be used only as a guide-<sup>?</sup>The photographs depicted within this marketing contain virtual styling and some electrical appliances including wall-mounted televisions.-<sup>?</sup>All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.