

**45 Tobruk Crescent, Orange, NSW 2800**

**Professionals**

**House For Sale**

Tuesday, 28 May 2024

45 Tobruk Crescent, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 531 m2**

**Type: House**



Pat Cutcliffe

0417481158

## Guiding \$390,000

This single level brick home boasts a prized north-facing backyard that fills the living areas with abundant natural light. Featuring three carpeted bedrooms and a shower bathroom, the modern kitchen renovation ensures the property is move-in ready. The generous 531.1sqm block offers plenty of space to create an alfresco entertaining area or to extend the property down the track (STCA). It's an ideal choice for first-time buyers or those looking to expand their investment portfolio. Located on a quiet street, this home is just 350m from Orange Preschool, 200m from Glenroi Heights Public School, and a 12-minute walk to Kinross Wolaroi School, making it a convenient location for young families. Additionally, all your daily necessities are just a five-minute drive away in town.

- Single level brick home on 531.1sqm block with prized north facing backyard
- Light-filled lounge/dining room with a/c and quality carpet underfoot, servery to kitchen
- Contemporary white kitchen with electric cooktop and under bench oven
- Two of the three carpeted bedrooms are fitted with built-in robes
- Bathroom with shower and updated vanity
- Freestanding single garage plus extra driveway parking
- Level backyard offers scope to add deck or create your own garden
- Easy stroll to childcare and a choice of schools
- Great entry for young family with scope to add further value, capitalise on handy location