

# 46 Coronation Drive, Orange, NSW 2800



## House For Sale

Wednesday, 24 April 2024

46 Coronation Drive, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 838 m2**

**Type: House**



Tori White

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**\$600,000-\$640,000**

Welcoming you to a delightful residence offering its original character with convenience in a great location. Proudly owned by the same family since the 1990s, this property has been lovingly maintained and cherished over the years. This backyard provides a balance of seclusion and sunlight, capturing the warmth of the Northern sun throughout the day. Situated on the edge of the CBD, with shops, cafes, and other amenities within easy reach, this is a wonderful opportunity for those wanting a prime location. FEATURES- Three bedrooms, two with built-in storage- Electric cooking- Original bathroom with separate toilet- Electric underfloor heating and gas heater- Fully enclosed spacious and private yard with garden shed, rainwater tanks, drive through access and undercover patio- Single garage with electric roller door access and workshop space FAST FACTS Land Size: 838m<sup>2</sup> Home Size: 136m<sup>2</sup> Build Date: 1950's Land Rates: \$2,833 annually Rental Estimate: \$500 per week DISCLAIMER All information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.