

# 53 Larela Circuit, Orange, NSW 2800

**McGrath**

## House For Sale

Wednesday, 29 May 2024

53 Larela Circuit, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 2**

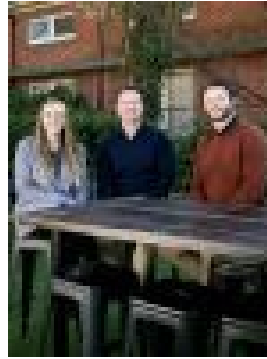
**Parkings: 2**

**Area: 789 m2**

**Type: House**



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**\$800,000 - \$840,000**

Welcome to 53 Larela Circuit, a stunning brick veneer family home nestled in the leafy and well-established suburb, Westlea of West Orange. This substantial property boasts a beautiful north-facing open plan kitchen, dining, and living room that is bathed in natural light all day. The large sliding doors lead out to a picturesque setting with views over the treetops to Mount Canobolas, creating the perfect blend of indoor and outdoor living. With three generous bedrooms, each with built-in storage, and two luxuriously renovated bathrooms, this home is perfect for families or those seeking ample space. The downstairs area offers a huge bonus with a large rumpus room, bar area, third toilet, office, games room, and loads of storage. The rear yard is a tranquil oasis, featuring a sparkling round in-ground pool, a large covered entertaining area, and established trees and gardens surrounding the home. FEATURES- North-facing open plan kitchen, dining, and living room- Large sliding doors leading out to a picturesque setting- Views over the treetops to Mount Canobolas- Three generous bedrooms with built-in storage- Two luxuriously renovated bathrooms- Downstairs rumpus room, bar area, third toilet, office, games room, and storage- Sparkling solar heated, round in-ground pool- Large covered entertaining area- Double glazed windows- Gas log fire and ducted RC AC throughout- Master bedroom with WIR and ensuite- 5kW solar system- Downstairs games room could easily be converted back to a garage or into a separate living quarters- Double carport- Established trees and gardens surrounding the home