

**57 Racecourse Road, Orange, NSW 2800**



**Sold House**

Wednesday, 27 March 2024

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**Bedrooms: 2**

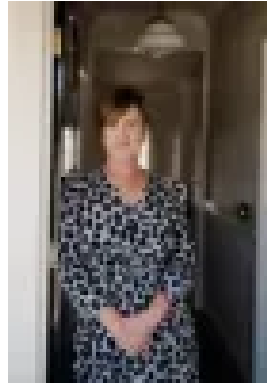
**Bathrooms: 1**

**Area: 1122 m2**

**Type: House**



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## Contact agent

**WHAT WE LOVE** This lovely cottage is just a 6 minute drive to the Orange CBD, it's on just over 1/4 of an acre of land and has the potential to be subdivided, subject to council approval. It has a very cosy feel with polished timber floorboards in the living areas and a large built in wardrobe in the main bedroom. The kitchen and bathroom are very tidy. You will be comfortable all year round with a wood fire and 2 x air conditioners. The potential with this block is excellent, build a large shed (stca), or a beautiful garden, the choice is yours.**WHAT YOU'LL LOVE** - Large 1122m2 block- Fully fenced- Timber floorboards- Kitchen with electric cooking- Wood heating + 2 reverse cycle air conditioners - Bathroom with shower and separate toilet- Near Bluestone Lakes**WHAT THE OWNER LOVES** This property has been a great investment, it's in the Orange High and Calare catchment area and it's a short walk to Elephant Park.**RATES:** \$708 per quarter**RENTAL RETURN:** \$420 per week approxInformation published by One Agency Orange on its website and in its advertising and marketing materials is obtained from sources the Agency deems trustworthy and reliable. While we make every effort to obtain and use accurate information we take no responsibility for any inaccuracies within that information and will not be liable for any losses incurred through its use. We recommend that interested people source their information.