

**58 Moulder Street, Orange, NSW 2800**

**McGrath**

**House For Sale**

Friday, 3 May 2024

58 Moulder Street, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Scott Petersen  
0279030753



Lauren Jones  
0439620500

## **Auction if not sold prior**

Imagine starting your day with a refreshing stroll through one of the nearby parks, or perhaps a dip in the aquatic centre to invigorate your senses. And when it's time to grab groceries, you'll find everything you need just moments away. There is a lot of potential here, with a little creativity and vision, you can transform this house into the home of your dreams. FEATURES:- 3 Bedrooms- 1 Bathroom- Original floor boards - High ceilings - Ducted gas heating- Sunny front patio area- Single garage - Established gardens FAST FACTS:- Land size: 556sqm - Rates: \$784 per quarter - Rental return: \$480 per week, current lease ending November 2024 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.