

# 6 Maroney Close, Orange, NSW 2800



## House For Sale

Tuesday, 28 May 2024

6 Maroney Close, Orange, NSW 2800

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 902 m2

Type: House



Lan Snowden  
0253265700

**\$790,000 - \$820,000**

Hidden away in a sleepy pocket of an established and sought-after neighbourhood, this is the perfect home for first-home buyers and families alike. That is not all 6 Maroney Close offers, it also has a DA approval for a separate three-bedroom, single-garage home, on its own block of land, perfect for savvy investors or a family looking to stay close together. The original home boasts four large bedrooms with built-in wardrobes, the master accompanied by a classic en suite. There's also a great kitchen, flanked by a spacious and light-filled dining space and a separate living room. Brand new carpet in the lounge room hallway and front bedroom. A big undercover entertaining area is nearby to enjoy when the warmer months roll in again. The block matches the house in that it is on the larger side, measuring an impressive 902 square metres. You also have the option to capitalise on the DA approval, to maximise investing potential. All of this is within close proximity of North Orange's shops and other amenities, making 6 Maroney Close the perfect package for those hoping to enter the real estate market and upgrade their young family's quality of life at the same time. FEATURES - DA approval for a three bedroom home - Rare opportunity with a range of development options available, including: • subdividing and selling a new vacant block (and keeping or selling the existing home) • subdividing and building the new house to sell, downsize, or assist your children to gain a foothold in the market • building the new house and renting it out to enjoy the depreciation tax benefits that flow from a new build. The new dwelling is architecturally designed for side-by-side frontage, maximising both privacy, curb appeal, and saleability. The wide block and side access also give you opportunities to build a large shed, off-street parking for a boat or caravan, or just have space for the kids to play footy and run around. Family home on large block in established, popular neighbourhood - Master bedroom with ensuite and built-in wardrobe - Three other bedrooms, all with built-in wardrobes - Sleek kitchen with abundance of storage - Adjacent dining area with lots of natural light - Large front-facing living room - Undercover alfresco entertaining area - 902-square-metre block - Side access to secure backyard - Attached double-bay garage with internal access - Situated on quiet cul de sac - Convenient to North Orange Shopping Centre. Information published by Our City Real Estate 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 own information before making decisions.