

**64 Sampson Street, Orange, NSW 2800**



**Sold House**

Thursday, 19 October 2023

64 Sampson Street, Orange, NSW 2800

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 490 m2**

**Type: House**



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**\$1,470,000**

This wonderful double brick cottage is situated just one block away from the picturesque Cook Park in the sought-after tree-lined block that is home to Orange's renowned wine week event, the "Sampson Street Long Lunch." This enchanting property offers a perfect blend of location, character, and functionality. With its four generous bedrooms, study, and functional main bathroom, this home provides ample space for families to grow and thrive. As you step inside, you'll immediately notice the skylight in the front hallway, casting a warm glow and adding a distinctive touch to the ambiance. Prepare to be amazed as you explore the back part of the home, where an open plan living, dining, and living space awaits. This area is a true sanctuary, offering privacy and tranquility, with views of the established gardens and an abundance of natural north/eastern sunlight. The kitchen is a chef's dream, featuring a large walk-in utility room and pantry, along with a spacious freestanding stove and dishwasher. Outside, a covered patio provides the perfect spot for outdoor entertaining, while a workshop/shed offers additional storage space for all your needs.

**FEATURES-** Delightful double brick cottage near Cook Park, located on the sought-after tree-lined block of Sampson Street- Ducted gas heating throughout plus a cosy slow combustion wood fire in the rear living room- Functional main bathroom and a skylight in the front hallway, adding character and natural light- Open plan living, dining, and living space, offering privacy and a tranquil atmosphere- North/eastern sunlight drenches the home, creating a warm and inviting ambiance- Workshop/shed for additional storage space- Freshly painted throughout, brand new timber look flooring and woollen carpets create a luxurious feeling

**FAST FACTS-** Land size: 490sqm- Property built: 1880- Land rates: \$3,593.22 per year

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