

**7/68-70 Margaret Street, Orange, NSW 2800**

**Raine&Horne.**

**Sold Unit**

Wednesday, 21 February 2024

7/68-70 Margaret Street, Orange, NSW 2800

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Roger Eddy

0419625196

**\$407,000**

This Unit is located in a quiet Unit Complex, only a short walk to a local Tavern, neighbourhood Shops, Duntryleague & easily accessible to both the Summer Street & North Orange Shops. It comprises a sunny north facing open plan living room & meals area, complete with a split system air-conditioner, providing heating & cooling for all year comfort. The adjoining kitchen overlooks an open space area & gardens within the Complex & the back yard & it is complete with an electric stove, rangehood, breakfast bench, good cupboard space & a glass sliding door opening to the rear yard. Both bedrooms have built-in wardrobes, the bathroom is 3-way, with a vanity area, separate bathtub & shower recess & a separate toilet, plus the adjoining European style laundry is set behind bi-fold doors & conveniently located in the bathroom area, making it the ideal location, when it comes to dirty clothes. The lock-up garage has internal access, making it ideal when we have inclement weather conditions & the rear yard is fully fenced & private. The Unit is set back off the street, in established gardens, which creates an open air, parkland like setting & you won't feel fenced in. For the Investor, it's currently leased at \$370-00 per week with a rental increase due in May & the current Tenant would be prepared to remain in occupation, or you can move into it & make it your very own home. Directions For Access: Located at the western end of Margaret Street, Orange, turn left & follow the signboards.