

75 Botanic Way, Orange, NSW 2800

McGrath

House For Sale

Thursday, 14 March 2024

75 Botanic Way, Orange, NSW 2800

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 746 m2

Type: House



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\$790,000 - \$840,000

This impressive property is sitting on a great sized block, ideal for families seeking ample space to spread out or investors looking for an appealing new opportunity. The home has been thoughtfully laid out and includes four generous sized bedrooms, an open-plan living and dining area, a separate formal lounge room and a well-appointed kitchen, creating an inviting and ideal environment for both family living and investment potential. FEATURES- Master bedroom with ensuite and walk-in wardrobe, and the other three bedrooms all with built-in wardrobes- Large bathroom and a third toilet in the over-sized laundry- Open plan kitchen, dining and living room - Separate formal lounge or rumpus room at the front of the home- Large kitchen with stone bench tops, plenty of cupboards, gas stovetop, large fridge space and dishwasher- Covered entertaining area with bistro blinds and views to Mount Canobolas- Ducted gas heating throughout the home, as well as a reverse cycle split system and wood fire in living room- Solar panels- Generous sized yard with plenty of room for the children and pets to play- Double electric garage with internal access and loft roof storage

FAST FACTS
Build Date: 2013
Land Size: 746m²
Home Size: 203m²
Land Rates: \$633 per quarter
Estimated Rental Return: \$650 per week

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