

8 Carcoar Street, Orange, NSW 2800

Professionals

House For Sale

Thursday, 4 January 2024

8 Carcoar Street, Orange, NSW 2800

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1339 m2

Type: House



Lucas Ferrari
0407843404



Hamish Robertson
0421381342

Guiding \$490,000

Nestled within a captivating tree-lined garden, discover this steel-clad two-bedroom cottage offering sweeping vistas of the adjacent farmland and Gaanha Bula-Mount Canobolas. Immerse yourself in the cosy ambiance of the living room, featuring double glass doors that unveil a breathtaking canvas of vibrant, picturesque sunsets. In winter, enjoy the comforting embrace of the Arrow wood heater while gazing at the snow-draped mountains. Accessible from the front timber deck, the sunroom adds a touch of versatility to this inviting retreat. The eat-in kitchen, bathed in natural light, showcases bamboo benchtops and is fully equipped with a gas stove and dishwasher. Both carpeted bedrooms boast built-in, mirrored wardrobes, offering generous storage and hanging space. The space-efficient bathroom/laundry features a corner shower, linen cupboard, double-drawer vanity, and a compact laundry tub. Step into the backyard to discover decking spanning the entire length of the cottage, complemented by a spacious undercover area where you can savour the serenity of the garden and the sounds of abundant birdlife throughout the year. At the opposite end of the deck lies the studio prepped with water and plumbing connections, promising a space that provides endless possibilities, whether you envision it as a tranquil art retreat, a home office, or a cosy haven for creative inspiration. The property encompasses a garage with a convenient carport, a flourishing vegetable garden, a chook run, and a profusion of fruit and native trees and flowers, all nourished by a precise timed watering system. Set on a fully fenced 1339sqm block, the residence is a mere 2-minute drive from Orange Airport, 5 minutes from Millthorpe Village, and within easy reach of the train to Sydney/Dubbo. Spring Hill exudes a vibrant community spirit, offering a local school, children's playground, Post Office/takeaway shop, The Railway Hotel, and an award-winning whisky and gin distillery with a tasting room at The Lucknow Tavern, just a short 4-minute drive away. The hot water system is instantaneous gas, ensuring you will never run out of hot water. Both the roof and floor are insulated. Reverse cycle a/c, winter fire and ceiling fans provide climate control. 15 min commute to Orange City Centre, 40 mins to Bathurst, 3hrs to Canberra & Sydney. 700m to Spring Hill Public School, with daily bus service to all Orange Schools & Charles Stuart University.