

8 Grace Rise, Orange, NSW 2800



House For Sale

Friday, 14 June 2024

8 Grace Rise, Orange, NSW 2800

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 719 m2

Type: House



Ash Brown
0417663687



Connor Andrews
0474452329

\$670,000 - \$680,000

WHAT WE LOVE Situated in close proximity to well-regarded schools like Orange East and Kinross, and a short distance from Nile St café and Dudley Private Hospital. Plus its an easy walk to the PCYC stadium and netball courts. With a north facing rear yard and alfresco area, the sun will stream in during the cool winter months. The block is a generous size and there is a football field close by for the kids to play. **WHAT YOU'LL LOVE**- Master bedroom with walk-in robe and ensuite- Built-in wardrobes in all bedrooms- Ceiling fans in the bedrooms- 4 burner gas cooktop, dishwasher- Ducted gas heating - Split-system air conditioner in the living room- North facing alfresco- Fully fenced yard- Side access to rear yard- 3 minute Drive to St Mary's Primary School and PCYC **WHAT THE OWNER LOVES** This is a comfortable family home and I love the position. Its a quick drive to Bills Beans for a cuppa and the morning newspapers. **RATES:** \$ 672 per quarter approx **RENTAL RETURN:** \$610 per week Information published by One Agency Orange 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