

**17 Sophie Dr, Orange, NSW, 2800**



**House For Sale**

Friday, 2 August 2024

17 Sophie Dr, Orange, NSW, 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Jacinta Gosper  
0419614169

## **Panoramic Views and Perfect Family Living**

Perched atop a gentle slope, this stunning two-storey family home boasts breathtaking views over Suma Park Dam and the picturesque Ophir region. As you step inside, you'll be greeted by light-filled living areas that seamlessly flow into the beautifully renovated kitchen, complete with sleek stone benchtops, shaker-style cabinetry, and stylish brass fixtures.

The cleverly designed floorplan offers a tranquil retreat for parents, with a spacious master bedroom, walk in robe and ensuite located downstairs, while the kids can enjoy their own wing upstairs, complete with three bedrooms, raked ceilings, and ample built-in storage. With its perfect blend of style, functionality, and stunning natural beauty, this incredible property is the ultimate family haven.

### **FEATURES:**

- Magnificent views over Suma Park Dam and Ophir region
- Beautifully renovated kitchen with stone benchtops, shaker-style cabinetry, dishwasher, electric oven, induction cook top, brass fixtures and stunning brass sink
- Three bedrooms upstairs with raked ceilings and built-in storage
- Spacious master bedroom downstairs with walk-in robe and ensuite
- Oversized garage with workshop space and abundant under-house storage
- Landscaped gardens with large covered alfresco area
- Wrap-around front balcony and additional rear double shed with side access via the reserve
- Well appointed family bathroom and laundry space
- Third W.C and powder room upstairs
- Two separate living rooms both with impressive views through large windows
- Ducted gas heating and ducted cooling throughout
- 6.6kW solar system

### **FAST FACTS**

- Land size: 994sqm
- House size: 262sqm
- Land rates: \$2,426.63 per year
- Estimated rental return \$640 - \$660 per week

### **DISCLAIMER**

All information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.