

41 Racecourse Road, Orange, NSW 2800



House For Sale

Sunday, 31 December 2023

41 Racecourse Road, Orange, NSW 2800

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 619 m2

Type: House



Ash Brown
0417663687



Jodie Kind
0434092601

\$980,000

WHAT WE LOVE This is a luxurious four bedroom home that includes a fully self-contained 'granny flat' on the ground floor. It has been immaculately renovated and styled to the highest standard, with not a thing left to do. Featuring high quality fixtures and furnishings throughout, you'll feel like you're living in a 5 star executive guest home. And here's the bonus, it can be a walk-in walk-out deal, just bring your toothbrush! For a full inventory and specs, please request via my email **WHAT YOU'LL LOVE** Upstairs- Three bedrooms, two with built-in robes and the main with a walk-in robe- Ensuite with floor to ceiling Italian tiles, in wall toilet cistern, and frameless shower screen- Large light-filled living room and adjoining dining room, new downlight- Gourmet chef's kitchen with stone bench tops, dishwasher and gas cooking- Main bathroom with floor to ceiling tiles, heated IXL, rainfall shower, and frameless shower screen- Blinds and cord drawn curtains, quality carpet- Ducted gas heating- Split System Downstairs- Self contained 'granny flat', home office or possible BnB accommodation- Full kitchenette, with microwave, cooktop, rangehood, bar fridge, and dishwasher- Under cabinet lighting to overhead cabinets- Dining area incorporated into the kitchen area- Full bathroom with quality Italian porcelain tiles, vanity with mirror, and a framed glass shower screen- Laundry with washing machine, dryer, and laundry tub- Tiled alfresco dining area with connection for gas BBQ- Double lock up garage with internal access and workshop or storage- Low maintenance gardens- Situated in an excellent location, close to Elephant park- Beautifully presented and ideal for an investor or a family home **WHAT THE OWNERS LOVE** Position – Family friendly part of town only 3 minutes drive to Cook Park and five minutes to the CBD. And so close to local wineries. We love the versatility of the house, It's like having two houses in one. The downstairs section of the house is fully self-contained and can be used for so many purposes. From housing the grandparents, having friends stay or kids sleepovers. It would also make a great home office or you can run an entire business from home, totally separate to the rest of the house. Turn it into a parents retreat or a great family room for the kids. You could also rent out the ground floor as a fully self-contained Air BnB and earn a regular income. **RATES:** \$605 per quarter **RENTAL RETURN:** \$720 - \$750 per week