

# 52 Franklin Road, Orange, NSW 2800



## House For Sale

Tuesday, 25 June 2024

52 Franklin Road, Orange, NSW 2800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 369 m2**

**Type: House**



Brad Randahl  
0409322090

## **BUYERS GUIDE \$625,000 - \$650,000**

Perfect for first-time buyers, savvy investors, or those seeking to downsize without compromise. 52 Franklin Road, Orange is positioned in a highly desirable neighbourhood. Boasting three well-appointed bedrooms, each featuring built-in robes and a sizeable master bedroom located at the rear of the home, this residence caters to both comfort and convenience. The property offers a unique layout with a second large living area, presenting an ideal sanctuary for parents or a versatile space for any purpose, with sliding doors allowing for privacy from the main lounge room. Stay cosy with gas heating and enjoy year-round climate control with two split system air conditioners. Practicality is also on offer with a walk-in linen cupboard providing ample storage solutions. Set on a low-maintenance yard with vehicle access to the backyard, the grounds demand minimal upkeep, a water tank ensures a sustainable approach to gardening. Located close to great Primary and High Schools, the vibrant CBD, sports grounds, tranquil parks, and only 360 metres from the Orange aquatic centre, this residence promises an enriching lifestyle. Don't miss the opportunity to make this house your home.