

**6/335A Anson Street, Orange, NSW 2800**

**Professionals**

**Unit For Sale**

Wednesday, 19 June 2024

6/335A Anson Street, Orange, NSW 2800

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 237 m2**

**Type: Unit**



Pat Cutcliffe  
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## Guiding \$495,000

Just 1500m from the centre of town, this fully furnished, spacious duplex villa offers the best of both worlds – a peaceful rear of complex setting in a boutique collection of just six homes, along with low maintenance appeal and a sense of convenience that's hard to beat. Facing north, the spacious lounge room and main bedroom draw in the sunshine throughout the day and fill the home with natural light. Naturally free flowing, the open plan dining and kitchen area extend outdoors to a large, paved courtyard offering plenty of space for alfresco dining and relaxation. Both bedrooms are fitted with built-in robes served by a full-size bathroom with separate w/c. An internal laundry, and access into the single garage ties the bow. This fully furnished home is comfortable and move-in ready yet also offers the chance for you to add your own personal touches and make it truly yours for years to come. Ratcliffe Park is on the doorstep and Bletchington Public School is a 600m stroll away making this a great location for families, while the easy up-keep nature of the home will appeal to downsizers and investors alike.

Brick and tile duplex villa in tightly held complex of just 6 homes  
Fully furnished  
Spacious north facing lounge room flows into open plan dining/kitchen  
Tidy original kitchen with electric stove  
Both bedrooms fitted with built-in robes  
Bathroom with bathtub, shower and separate w/c, internal laundry  
Internal access from single garage  
1600m – Orange Central Square Shopping Centre  
Approximate return of \$480pw for investors