

22 Boronia Cres, Orange, NSW 2800

Price Guide: \$ 645,000-00 to \$
670,000-00

House 3  1  1 



It's An Ideal Package for the Home Owner or Investor

Perfectly positioned in a sought-after, established & quiet neighbourhood. on the south side of Orange & situated within easy reach of the Orange Health Service, Bloomfield Medical Centre & Neighbourhood Shops, the Leewood Employment Precinct, the southern feeder road & in the direction of the Cadia Mine & only a short stroll to James Sheahan High School, this 3 bedroom home has unlimited potential. A separate entry opens onto the large living room, which is complete with a split system air-conditioner. Adjoining the living room is a spacious meals area & adjoining kitchen, which are both located on the northern side of the home & soak up the all-day sun. The kitchen is in original condition & functional & includes an electric stove & a meals/dining bench, providing an additional food preparation area & is the hub of the home, when family & friends, call in. The bedrooms are located at the front of the home, they are a good size, two are complete with built-in wardrobes. The bathroom comprises a bathtub, shower recess & vanity, whilst the toilet is separate. The full-size laundry adjoins the kitchen & the garage provides internal access. The rear garden is fully fenced & private & includes a garden shed & a double set of gates, provides access from the street, to the rear yard, giving you various options, for an extra garage/ workshop, or off street parking. It's high & elevated, so you won't feel fenced in & for the Investor, it is currently rented & earns an Income of \$ 560-00 per week.

Open for Inspection

By Appointment.

Listed By

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