

274 Anson St, Orange, NSW 2800

\$1,050,000 (Plus GST if Applicable)

House 4  2 



## Flexible Professional Premises | Two Blocks from Summer Stre

Positioned just two blocks from Summer Street on the edge of Orange's vibrant CBD, this versatile property presents a rare opportunity to secure a generously proportioned home with outstanding flexibility for a range of future uses.

Currently arranged to accommodate professional rooms, the property features four well-sized rooms, each with reverse-cycle air conditioning, along with a welcoming reception area. Practical features such as ramp access from the rear and an accessible bathroom enhance functionality, while also allowing for easy adaptation to suit a more traditional residential layout.

For buyers seeking a private residence, the existing floorplan offers excellent scope to be reconfigured into a comfortable home, with generous room proportions, multiple access points and easy flow throughout. Side access leads to a valuable onsite parking area, adding further convenience for everyday living.

Set on a substantial 750sqm parcel of land, the property is not heritage listed, providing freedom and flexibility for future improvements, extensions or redevelopment (STCA). Whether you choose to restore it as a character-filled home, maintain its current configuration, or explore longer-term possibilities, the location and land size underpin strong appeal.

Combining a strategic city-fringe position, established professional layout and strong underlying land value, this property represents an outstanding opportunity for owner-occupiers, professionals or investors seeking a versatile and well-located asset in Orange.

**Open for Inspection**

By Appointment.

### Listed By

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