

**6 Niven Pl, Orange, NSW 2800**

**Sold - 1/07/2022**

House 4 2 2



## PEACE AND QUIET IN QUALITY SURROUNDINGS!

They say in real-estate that location is everything and that is true, but even better is to have the great location and a great home as well. This beautiful four bedroom home with landscaped gardens in a secluded location is your own private oasis with its generous living spaces and beautiful in-ground pool.

- Large North facing open plan kitchen, dining, and family room.
- Large formal dining room or second living area.
- Generous block of 834 sqm in size and a little over 2 kms from the CBD.
- Also, a short drive to Nth Orange shopping and a short walk to Botanic Gardens.
- Ducted gas heating throughout and a very comfortable home.
- Four large bedrooms, the master with WIR and en-suite and the others with BIRs.

### Open for Inspection

By Appointment.

### Property Features

- Well maintained home on generous block
- Very quiet cul-de-sac location
- Private landscaped gardens and in-ground pool
- Four bedrooms, double garage with internal access
- Close to Orange Botanic Gardens
- Great covered outdoor alfresco area

### Listed By



Chris Tyack  
Phone: (02) 63621233  
Mobile: 0438 258 590



Margaret Longhurst  
Phone: (02) 63621233  
Mobile: 0499 013 427



Floorplan



6 Niven Pl, Orange



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.