

**120 Hill Street, Orange, NSW, 2800**



**House For Sale**

Friday, 3 January 2025

120 Hill Street, Orange, NSW, 2800

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Sun, Space and Location. What more could you want ?**

Situated only blocks from town 120 Hill Street strikes a perfect balance of comfort, functionality, and versatility, making it an excellent choice for those working from home. Location and the opportunity to live in now and add value long term makes this home very sought after.

**Spacious Living Area:** A bright, sun-filled living room at the front with both a split system and gas heater for year-round comfort.

**Functional Kitchen:** A well-equipped kitchen with a walk-in pantry, seamlessly flowing into a generous dining room ideal for family meals and entertaining.

**Sunroom and Office Space:** The rear sunroom adds extra living space, while a walk-in storage area offers potential as a home office or additional storage.

**Bedrooms:** Three bedrooms, two of which have built-in wardrobes for easy storage.

**Bathroom & Separate Toilet:** A practical bathroom layout with a separate toilet for added convenience.

**Enclosed Garage:** A large, fully lined garage with sound-deadening material, perfect for use as a workshop or home office.

**Security System:** Equipped with a security system for enhanced peace of mind.

The Backyard is both secure and low maintenance.