

**131 Woodward St, Orange, NSW, 2800**

**House For Sale**

Tuesday, 12 November 2024

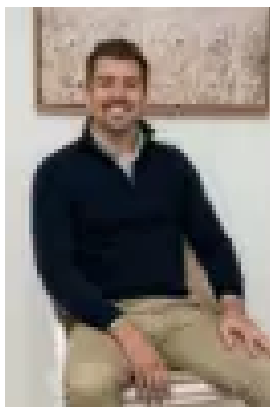
131 Woodward St, Orange, NSW, 2800

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Lucas Ferrari  
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## **A perfect balance ~ where comfort meets convenience**

Situated between Cook Park and Elephant Park, and just a kilometer from the vibrant heart of town, 131 Woodward Street offers unbeatable convenience. This beautifully enhanced three-bedroom home radiates warmth, thanks to its charming natural timber touches. From the new timber flooring to the kitchen and custom bookcases, every detail adds character and cosiness.

The floorplan flows effortlessly across a single level, featuring separate lounge and dining rooms and an inviting sitting room that centres around a stunning timber and granite kitchen. Three robed bedrooms are served by a stylishly renovated bathroom with a shower over the bathtub, while an updated laundry adds extra convenience with a second toilet and shower. Perfect for year-round enjoyment, the covered rear deck invites you to unwind and take in the fresh air.

Families will appreciate the easy stroll to Calare Public School and Orange High, and for golf enthusiasts, popular Dundryleague is just a three-minute drive away.

- Beautifully presented single level home on 592sqm fully fenced block
- Multiple split system air-conditioners throughout
- Separate lounge and dining rooms with updated timber floors
- Eye-catching timber and granite kitchen, 900m gas stove, dishwasher
  
- Double glazed windows
- All three bedrooms with built-in robes, main also with walk-in robe
- Main bathroom with shower over bathtub, renovated laundry with extra w/c and shower
- Covered alfresco entertaining deck overlooks neat yard with shed
- Gated driveway, garage with storage/workshop
- Calare Public School – 900m, Orange High – 700m
- Orange Centra Square shopping – 1300m