

172 Phillip Street, Orange, NSW, 2800



House For Sale

Wednesday, 1 January 2025

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Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 895 m2

Type: House



Tom Figuero



Josh Mastronardi

A Family Sanctuary

Positioned on a leafy, tree-lined street just 2.0 km from the vibrant Orange CBD, this charming home offers an exceptional combination of space, comfort, and potential. Adjoining Bletchington Oval, it's the perfect setting for families, where children can play and kick a ball with ease. The 895m² block boasts a generously sized, leafy rear yard with established trees, a large deck area and garden beds, providing a tranquil retreat for outdoor living.

Inside, the home impresses with its generous proportions and thoughtfully designed spaces. The north-facing living and dining areas ensure year-round comfort, staying cool in summer and warm in winter. Ducted reverse cycle air conditioning enhances the home's climate control. The kitchen, with abundant storage and bench space, includes a dishwasher and commands the best view in the house, overlooking the picturesque backyard.

Upstairs, a thoughtfully added extension features a private master retreat, complete with a walk-in robe, an ensuite, and its own verandah. Double-glazed windows in this space ensure quiet comfort. The remaining three bedrooms, each with built-in wardrobes and ceiling fans, are complemented by two additional bathrooms, making the home ideal for growing families.

Practicality is a key feature here, although only a single car space, the garage is deep and has adequate space for a work bench, or extra storage. The drive-through rear yard access would be fantastic for those looking to store a campervan, boat or other larger toys in the secure yard.

Ready to enjoy from day one, the home also offers exciting scope for improvement, providing the perfect opportunity to personalise it to your taste.

Key features:

- Just 2.0 km from the Orange CBD
- Located on a leafy, tree-lined street
- Generously proportioned interiors
- North-facing living and dining areas for year-round comfort
- Ducted reverse cycle air conditioning
- Upstairs master retreat with walk-in robe, ensuite, verandah, and double glazing
- Three additional bedrooms with built-in wardrobes and ceiling fans
- Three bathrooms, including the ensuite
- Functional kitchen with ample storage, bench space, dishwasher, and backyard views
- Drive-through access to the spacious rear yard
- Set on a large 895m² block with established trees and garden beds
- Immediate livability with scope for future improvements

****Disclaimer****

- All boundaries marked within this advertising are to be used only as a guide
- Virtual staging has been used within this marketing
- All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.