

30A Kite Street, Orange, NSW, 2800



House For Sale

Thursday, 31 October 2024

30A Kite Street, Orange, NSW, 2800

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: House



Ash Brown

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City living at its best!

WHAT WE LOVE

There is a level of commitment and coordination to create a home like this.

Every square metre has been cleverly thought of, this is city living at its best.

In just 2 minutes you can be sitting in the historic Cook park without a worry in the world. It's a hidden house in the CBD of Orange. The large windows have been carefully positioned to capture the precious sunlight that Orange offers all year long, overlooking the low maintenance private garden. What sets this home apart is the self contained studio, perfect for guests or as a second living area for the kids.

WHAT YOU'LL LOVE

- 3 bedrooms - 2 bedroom home with a 1 bedroom studio
- 3 Bathrooms
- Kitchen with stone benchtops, Fisher & Paykel dishwasher, Miele wall mounted oven, gas cooktop and rangehood plus views of cook park
- Ducted reverse cycle air-conditioning , wood fireplace in the living area
- North-facing open-plan living area with views of Cook Park
- Main bathroom with spa bath, frameless shower screen and floor-to-ceiling tiles
- Main bedroom with a built-in robe and ensuite
- Studio with kitchenette, ensuite and a split-system air-conditioner
- Courtyard with raised garden beds and heritage brick paving
- Across the road to Cook Park, 1 minute drive to cafes and shops
- 36 Solar panels
- Instant gas hot water

WHAT THE OWNERS LOVE

The open plan living with tons of natural light all year round was truly a feature our parents enjoyed most – along with the cross breeze through louvered windows in summer. The direct view to Cook Park and surrounding mature trees also gives a well established yet protected feel to the private living spaces, both inside and out. Although there is ducted heating and cooling throughout, the open fireplace adds to the coziness in the winter months.

RATES : \$676 per quarter

RENTAL RETURN : \$775 per week

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