

**4 Sapphire St, Orange, NSW, 2800**

**Raine&Horne.**

**House For Sale**

Tuesday, 5 November 2024

**4 Sapphire St, Orange, NSW, 2800**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Roger Eddy

0419625196

## **Low Maintenance Plus An Extra Living Room**

This brick & tile contemporary home is low maintenance & located in a quiet & established family friendly neighbourhood in north Orange, in easy walking distance to the North Orange Shopping Centre, local eateries, daycare centre, sporting fields & the Waratah Sports Club. A tiled entry opens to a separate north facing sitting room or home theatre, the open plan meals area, kitchen & casual living area is complete with a glass sliding door, opening to the fully fenced private rear yard & covered rear patio. The kitchen is the hub of the home & complete with stainless-steel appliances, including a gas cooktop, underbench oven, rangehood, dishwasher, plus 2 door pantry & a breakfast bench. The main bedroom is north facing & sunny & complete with its own private ensuite & all bedrooms have built-in wardrobes. The main bathroom comprises a shower recess, bathtub, vanity & toilet. The laundry is full size, with separate access to a private north facing drying yard & the double lock up garage provides both remote & internal access. The home is complete with ducted gas central heating throughout & an abundance of storage cupboards, including a walk-in linen cupboard & an instant gas hot water service. It's a blank canvass, with neutral colour schemes, so you can move in & add your personal touches to make it your very own low maintenance home, or for the Investor, it would rent in the vicinity of \$560-00 per week.