

**56 Valencia Drive, Orange, NSW, 2800**



**House For Sale**

Wednesday, 13 November 2024

56 Valencia Drive, Orange, NSW, 2800

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Space, space and more space

56 Valencia Drive is a spacious haven situated in one of Orange's most sought-after estates in family-friendly West Orange. This contemporary and expansive property offers unparalleled amounts of space - inside and out - featuring five bedrooms, two separate living areas and a massive block. The master bedroom is complemented by an ensuite and walk-in wardrobe, while the kitchen, which is equipped with modern appliances, a walk-in pantry, and an island benchtop, seamlessly connects to a light-filled dining and family space. The house boasts two bathrooms plus a separate toilet, an abundance of internal storage, and ducted heating and cooling options. Set on a massive 2163-square-metre block, the property includes lovely established trees, gardens and lawns and a fire pit with landscaped surrounds, all of which are overlooked by a sleek alfresco entertaining area. Tucked away in a far corner of the massive backyard is a 100-square-metre Colorbond shed with three-phase power, which is accessible via a side drive. Situated close to excellent public and private schools, this is the very definition of family-friendly.

### FEATURES

- Spacious house and massive block in sought-after West Orange estate
- Master bedrooms with ensuite and walk-in wardrobe
- Four other large bedrooms, all with built-in wardrobes
- Kitchen with walk-in pantry, modern appliances and island benchtop
- Adjoining and light-filled dining and family space
- Second separate living room
- Two bathrooms plus separate toilet
- Study
- Tiled and undercover alfresco entertaining area
- Abundance of internal storage
- 2400-square-metre block
- Lovely established trees, gardens and lawns
- 100-square-metre Colorbond shed with three-phase power
- Fire pit with fully landscaped surrounds
- Garden shed
- Attached garage with internal access and three-phase power
- Additional external vehicle parking with side access
- 72 rooftop solar panels in total on house and shed
- Close to great public and private schools
- Estimated rental return: \$800 - \$850 per week

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