



Ferrari  
Estate Agents

For Sale



3



2



2



707.3m<sup>2</sup>

## Light, Space and Mt Canobolas Views in North

Held and lovingly maintained for many years, this spacious family home combines generous proportions, beautiful natural light and lovely views towards Mount Canobolas in an established North Orange neighbourhood. Designed for comfortable everyday living, the single-level layout offers excellent separation between the bedrooms and social spaces, complemented by two distinct living zones and outdoor entertaining areas. The oversized double garage delivers far more than secure parking, incorporating two separate rooms that are ideal as home offices, hobby rooms, workshops or study spaces for those working remotely. The front verandah and bay-windowed lounge room enjoy an elevated outlook across the district to Mount

### PRICE

Guiding \$800,000 - \$850,000

### ADDRESS

2 Magnolia Way, Orange, NSW 2800

### AGENTS

**Pat Cutcliffe** - 0417 481 158

pat@ferrariea.com.au

**Professionals Ferrari Group**

23 Sale Street, Orange NSW 2800

02 6361 7622

[www.professionalsorange.com.au/1411812](http://www.professionalsorange.com.au/1411812)

 **Professionals**

Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

