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531 Bobs Range Road Orangeville NSW

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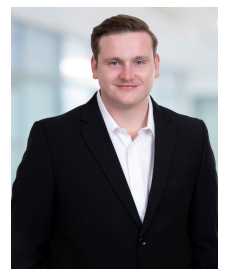
Price : Contact Agent

Land Size : 4.43 ha

View : <https://www.acreagesales.com.au/8159662>



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United Realty is delighted to present this exceptional 10.93-acre\* (4.43 ha\*) lifestyle property, offering mostly cleared, flat, and usable land, perfect for those seeking a peaceful rural retreat. The large four-bedroom, two-bathroom home boasts multiple spacious living zones, providing comfort and flexibility for the entire family. This property boasts a huge barn-style shed with a lean-to, along with a massive machinery/farm shed, complemented by fenced paddocks and ample water supply. Nestled in a quiet, tranquil location, this property offers the best of rural living while still being conveniently close to all amenities.

This country-style, quality family home is set back from the road with a convenient turning circle out the front. Inside, the well-appointed kitchen, complete with a dishwasher and walk-in pantry, flows seamlessly into the casual meals area and a large living space, which features a big combustion fireplace with a fan for added warmth. The kitchen is at the heart of the home, as it also opens to a formal dining room, which leads to the generous formal lounge or second living area, offering ample space for family gatherings. Ducted air conditioning adds to the quality and comfort of the home, while the welcoming front entry includes a double-door storage cupboard. The master bedroom boasts a walk-in robe and a large ensuite with a luxurious corner bath. The main bathroom is a well-designed three-way layout with double vanity, bath, shower, and separate toilet. Additional features include a large, undercover outdoor entertaining area, a good-size laundry with external access, internal access to the double garage, plus a two-car carport, ensuring convenience and practicality throughout.

More features:

- Alarm.
- Security cameras.
- 2.5 dams.
- Five water tanks (two on each shed, plus a 110,000 L\* concrete in-ground water tank).
- Underground irrigation.
- A picturesque billabong.
- High clearance roller door access to the barn style shed.
- Wide road frontage.
- Zoning: RU1.
- 10 km\* to The Oaks, 13.5 km\* to Camden.
- 16 km\* to Narellan Town Centre, 26 km\* to Picton.

\* Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.



## 531 Bobs Range Road, Orangeville



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.