



Uniting people with property... since 1986



**32/50 John McDonald Way Orangeville NSW**

4 🏠 3 🚗 9 🚗

**Price** : \$ 1,500,000

**Land Size** : 3.92 Acres

**View** : <https://www.acreagesales.com.au/2309408>



**Edwin Borg**  
**0418236274**

Don't miss out on your opportunity to purchase this exceptional home nestled perfectly on your own tranquil approx. 3.92 acres (approx. 1.589 Ha). As well as this, there is over approx. 100 acres of picturesque landscapes, manicured lawns and paddocks, a pristine club house and tennis court, cricket pitch and fantastic neighbours. The community land is the best you'll ever see in the region, all fully maintained and fenced. If you have horses, you have separate paddocks on the community land to graze them or plenty of terrain to ride them over. Go for bush walks, picnics, or just gaze at the views. It's an awesome location with great lifestyle opportunities for the family.

The home is master built by one of the most prestigious builders in the region Kordovan Homes (Ivan Bazdarick). All 4 bedrooms in the house are of large proportions with ensuite and his and hers walk-in to main. The master en-suite has an oval therapeutic spa with polyurethane vanity and Caesar stone bench tops. There are built-in wardrobes to all other bedrooms, two with large 4 door robes. There are several generously sized living areas with a games room and study. The main bathroom is large with separate corner bath and shower, toilet and beautiful double vanity with polyurethane finish and plenty of under sink storage. There is also an additional powder room with a separate toilet and vanity, also finished off with quality polyurethane and Caesar stone bench. There is solar hot water to the home and 2 water tanks; 1= 110,000 litres and 1= 35,000 litres approximately. Of course, the property is fitted for Foxtel, the new NBN broadband and is also alarmed. The home also has fully ducted air conditioning throughout. Added to the several living areas there is an appealing media room and includes a separate entry which could allow this to be turned into separate guest quarters if needed. There is also ample storage space in the home with deep two-door storage closet as well as another two door built-in linen cupboard. Additionally there is plenty of cupboard space in the laundry plus plenty of other storage nooks around the house.

Lovely high ceilings and ornate cornicing is evident throughout the house with a tasteful combination of immaculate hardwood floors and durable quality carpet which feels very comfy underfoot. The overall palette of the interior is inviting warm and versatile and will match virtually anyone's taste of décor or furnishings. There are plenty of windows to let in loads of natural light and take in the beautiful aspects of the property.

A large elegant and classy kitchen with high quality polyurethane and top grade 40mm granite bench tops specially carved to design. All the appliances are made of stainless steel including the 700mm oven. The kitchen has an air of French provincial, country and modern combined without being at all garish. Complementing the kitchen is a large living area, study and games room that overlooks the back yard with good internal fencing and plenty of cleared grassy areas for you to watch the kids to play. All in all there is a total of approximately 50 squares under roof living space.

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospect purchasers are to rely on their own enquiries.