



Uniting people with property... since 1986



157 Bobs Range Road Orangeville NSW

6 3 7

Price : \$ 1,380,000

Land Size : 5 Acres

View : <https://www.acreagesales.com.au/2313676>



**Edwin Borg**  
0418236274



Be one of the first to inspect this fantastic property on approx. 5 stunning acres (approx. 2.02 Ha), featuring a large family home with the lot! Built to accommodate the largest family or extended family. Situated only minutes from the thriving township of Camden, in the picturesque suburb of Orangeville; this property is sure to please.

The main residence comprises of six large bedrooms, four with built-in wardrobes and two master bedrooms with en-suites and walk-in robes. The main bathroom is complete with a corner spa bath, several spacious living areas, large laundry with separate toilet and shower, triple remote control garage plus loads of storage room, quality inclusions and features.

As you enter the home into the main foyer, there are two separate living areas. Upon proceeding further into the residence, one of the first things you notice is the unique design and use of space, with particular attention to the use of Feng-Shui. The utilisation of space and flow of energy creates an enormous sense of space and tranquility. The main living and dining areas coming off the elegant kitchen look out onto the property offering magnificent views that are private yet panoramic. There are two separate wings to the house, both located on either end of the home, which could accommodate two families, in-laws, or growing noisy kids. Both wings have three bedrooms with a master and en-suite. The home is modern and has an easy palette to match any décor. There is also a sparkling salt water in-ground pool with an infinity edge finish, for those hot summers! As far as features, there are quality inclusions throughout including reverse cycle air-conditioning, ceiling fans to all the bedrooms and a large lounge, dining and rumpus rooms. There are 2 hot water systems, one off peak and one solar. There is also a whopping 10 kilowatt solar system to take care of the current exorbitant energy rates.

There is an excellent American-Style barn with 2 stables, a 4 car shed with lean to low maintenance gardens, secure and adequate fencing and paddocks throughout the whole property plus a fully council approved 2 bedroom granny flat. Yes folks, this fantastic property offers the perfect mix of lifestyle, convenience, luxury and practicality and in this market, based on the vendors' motivation, won't hang about. Make an enquiry today.

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.