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245 The Grand Circuit Orangeville NSW

4 **2** **6**

Price : $ 1,275,000
Land Size : 4.89 Acres
View : https://www.acreagesales.com.au/2853943

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Excellent Home on Approx. 4.89 Acres, Offering Rural Lifestyle Just Minutes from Camden

If you're after some peace, quiet and seclusion after the daily grind, if you're wanting to live in a prestige estate with excellent community services and great schools nearby, if you are wanting the rural lifestyle but need the convenience of being close to amenities and facilities; then look no further!
Located in a beautiful and prestigious community estate in Orangeville off John McDonald Way, this lovely home has plenty to offer the growing family. With lifestyle opportunities to burn, this property is conveniently located around 10 minutes' drive from Camden Town Centre. The land offers a variety of aspects and uses, with a portion of flat land and some beautiful rolling hills. There is plenty of privacy on this block and the style of the home accentuates the rural outlook with a balcony at the rear of the home opening out to soothing bush views and sounds of nature.
The home itself boasts 4 good sized bedrooms with built-in robes to all, study, high ceilings and several spacious living areas. There is an awesome master bedroom with en-suite and walk-in robe.
Featuring a cosy wood burning fire place and 2 reverse cycle air conditioners, however with the position of the home and plenty of windows to provide air flow, you very rarely need to use the air conditioning in Summer, with beautiful breezes flowing throughout the home. There is also an excellent theatre room incorporated into the living spaces. There is solar heating, full security system and camera, as well as formal entry and front security gate with intercom. Nice workable kitchen with stainless steel standalone oven and range hood. The complete home is decorated with the neutral palate that would suit any type of furniture or colour scheme of decor. The home is designed well offering plenty of light and a nice flow of energy throughout the home.
Outside the home there is a mix of nice flat grassy areas for the kids to play as well as some excellent terrain if you're into motorbike riding or horse riding. There is a 6 bay shed with extra high clearance for boats and trucks which is nicely separated from the main residence. There is a good size timber deck that looks out on to the spectacular bush land beyond and a very inviting pizza oven for those outdoor BBQ nights. This tranquil and serene property sits on approx. 4.89 acres (approx. 1.99 Ha) and has the added bonus of well over approx. 100 acres (approx. 40.46 Ha) of community land (fully maintained), with adequate fencing where you are allowed to graze your horses. Within the community estate you also have the use of a full size cricket field, tennis court and club house. There's plenty more I could tell you about this property however, the best way to experience it is in person. Book an inspection 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.