






## 7 The Grand Circuit Orangeville NSW

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**Price** : \$ 2,000,000

**Land Size** : 2.62 Acres

**View** : <https://www.acreagesales.com.au/3602429>



**Shane Brown**  
0246572166

This unique custom designed property takes in stunning views of the countryside and offers an amazing choice of living and entertaining options.

Featuring two separate living areas ideal for either a growing family or two families, this home offers modern fixtures and fittings. The main home has four great sized bedrooms all with ceiling fans and television provisions, a large walk-in robe to the main bedroom with stunning en-suite with spa bath and glass louvered window. A modern kitchen with Caesarstone bench tops, spacious living areas, an excellent home theatre room with podium, study area, air conditioning throughout, solar hot water and internal access to double garage which is also air conditioned, are just some of the features of this home. Additional features include a cozy slow combustion fireplace, large laundry, flooded gum hardwood flooring, down lights throughout, alarm and plenty of storage.

A second double garage separates the main area from a 2 bedroom home with good size kitchen, en-suite to main, ceiling fans to both bedrooms, air conditioning, study nook, skylight to separate bathroom, down lights throughout with slow combustion fireplace, separate outdoor entertaining area with gas points with an additional double garage.

Outside there is plenty of grassy area for the kids to run around with a fabulous cubby house to keep them amused. There is a large shed, approx. 160sqm with high ceilings, internal roller door and timber mezzanine storage area, great for the car enthusiasts and separate from the main residence. The garage includes sink, shower and toilet, split system air conditioning, three phase power with attached horse facilities including bay and external lighting.

There is a great size covered merbau timber deck entertaining area to the main home looking onto beautiful views with a fully operational outdoor kitchen including gas point with an inviting pizza oven for entertaining family and friends. Both houses and shed are metered separately.

This tranquil property sits on approx. 2.62 acres (approx. 1.06 Ha) and has the added bonus of access to community land, fully maintained with adequate fencing. Within the community estate you also have the use of a full size cricket field, tennis court and club house. The best way to experience this property is in person so 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, prospective purchasers are to rely on their own enquiries.

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ORANGEVILLE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.