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20 Woodlands Way Orangeville NSW

7 3 4

Price : \$ 1,480,000

Land Size : 2.58 Acres

View : <https://www.acreagesales.com.au/4118225>



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Switch the city rush for a harmonious rural lifestyle you've always dreamed of!

Set on approx. 2.58 acres (approx. 1.04 Ha) in the tightly held Woodlands Estate, Orangeville, this much-loved family property is perfect for those seeking a home with enough land for a horse and gardens, plus access to approx. 180 acres of Community Title Land - and the bonus of a two-bedroom granny flat you can move into or lease out!

The main brick residence features a spacious open plan dining and separate family room with slow combustion fireplace plus modern walk-through kitchen (approx. 1 year old) with granite tops, walk-in pantry, Westinghouse appliances and breakfast bar. All five bedrooms have built-ins, the master with a sizeable walk-in robe plus tidy ensuite.

There's also a bonus separate lounge, over-sized rear undercover entertainment deck with shade screens, plus a fabulous approx. 8m x 3m saltwater in-ground pool.

The granny flat features two bedrooms, a combined dining/lounge with split-cycle air conditioning plus fan, modern open plan kitchen with granite tops, tidy bathroom, separate laundry, and an awesome front verandah to soak up those rural views!

Other features include:

- Estate fees only approx. \$250.00 per quarter
- Actron ducted air conditioning
- Ducted vacuum
- Hills intercom
- Tidy 3-way main bathroom
- Alarm
- Coat cupboard
- Linen press
- Laundry with external access
- Ramp access to granny flat
- Double garage with remote
- Detached Colorbond double shed
- Approx. 100,000L water tank
- Dam
- Access to community dam water
- Fully fenced

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.