



5 James Cook Crescent | Orange

Spacious Living with Endless Potential

Positioned on a generous 1,267sqm block in a peaceful family-friendly setting, 5 James Cook Crescent offers spacious living with plenty of flexibility and future potential.

The well-designed floorplan features five well-proportioned bedrooms, three bathrooms, two separate living areas and a dedicated dining room, providing ample space for growing families or multi-generational living. Ducted heating throughout, complemented by a gas wall heater, provides year-round comfort.

Outside, the expansive enclosed backyard provides plenty of space for children and pets, entertaining or future improvements. Ideally positioned close to parks, walking tracks and quality schools, the property presents an appealing opportunity for families seeking space, comfort and convenience.

PROPERTY FEATURES

- Five bedrooms, all with built-in wardrobes
- Three bathrooms
- Two separate living areas plus dining room
- Functional kitchen with scope to modernise
- Ducted heating throughout plus gas wall heater
- Generous 1,267sqm block
- Expansive enclosed backyard
- Double carport
- Quiet, family-friendly location
- Close to parks, walking tracks and quality schools

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Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

FREQUENTLY ASKED QUESTIONS

5 James Cook Crescent | Orange

PRICE GUIDE	\$750,000 - \$800,000
LAYOUT	5 Beds, 3 Baths, 2 Living, 1 Dining
PARKING	Double carport
LAND SIZE	1,267 sqm
STRUCTURE	Brick veneer with a tiled roof
COUNCIL RATES	\$1220 per annum
RENTAL ESTIMATE	\$650 - \$670 per week
YEAR BUILT	1970's
ASPECT/ORIENTATION	North-facing backyard East-facing living areas catch morning sun
HEATING COOLING	Ducted heating throughout Gas wall heater
NBN INTERNET CONNECTION	NBN Fibre to the Premises
SOLAR ENERGY EFFICIENCY	Solar
KITCHEN APPLIANCES	Functional kitchen with scope to modernise
OCCUPANCY	Vacant
OTHER	Enclosed yard

Nearby Points of Interest

- Orange CBD | 2.3km
- Cecils Cafe | 450m
- Cook Park | 2.7km

Nearby Shools

- Orange High School | 1.5km | ZONED
- Orange Public School | 1.1km | ZONED
- Orange Christian School | 450m