



2 Aminya Place | Orange

Space & Serenity in a Sought-After West Orange Setting

Set within a quiet cul-de-sac surrounded by leafy trees and parkland, this inviting home offers a peaceful lifestyle in one of West Orange's most sought-after pockets. Set on a generous 1,104sqm block with a desirable north-facing backyard, it combines established character with thoughtful updates, generous living spaces and plenty of room to relax and entertain. Directly alongside the Duntryleague Golf Course precinct and close to Wirrabarra Walk, parks and local amenities, this is a wonderful opportunity to enjoy space, natural light and an easy going Orange lifestyle.

- Generous 1,104sqm block
- Peaceful cul-de-sac position in sought-after West Orange
- Four well-proportioned bedrooms and two bathrooms
- Flexible additional space currently utilised for bedroom purposes, with the option to convert back to a garage
- Separate office positioned alongside the second living area
- Ducted gas heating and cooling plus a gas fireplace for year-round comfort
- Kitchen equipped with gas appliances, stone benchtops and a double sink
- Outdoor entertaining made easy with the large alfresco plus separate outdoor seating area
- Three garden sheds plus additional storage room accessed via roller door
- Positioned directly alongside the Duntryleague Golf Course precinct
- Close to established parks, walking paths and local amenities
- Easy access to Orange CBD, schools, shopping and everyday conveniences

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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

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PRICE GUIDE	\$930,000 - \$970,000
LAYOUT	4 Bed 2 Bath
LAND SIZE	1,104 sqm
HOME SIZE	168 sqm
STRUCTURE	Brick veneer Tiled roofing
COUNCIL RATES	\$780 per quarter
RENTAL ESTIMATE	\$730 per week
YEAR BUILT	1967
HEATING COOLING	Ducted gas heating and cooling Gas fireplace
NBN INTERNET CONNECTION	NBN Fibre to the Premises (FTTP) available
KITCHEN APPLIANCES	Gas cooking Stone bench tops Double sink
OUTDOOR ENTERTAINING	Outdoor entertaining made easy with the large alfresco plus separate outdoor seating area
OCCUPANCY	Owner Occupied
OTHER	Three garden sheds plus additional storage room accessed via garage roller door Separate office positioned alongside the second living area Flexible additional space currently utilised for bedroom purposes, with the option to convert back to a garage

Nearby Points of Interest

- Dundryleague Golf Club | 1.7km
- Wirrabarra Walk | <300m
- Max Stewart Park | 1.2km
- Riawena Oval | 850m
- CBD | 3.5km

Nearby Shools

- Orange High School | 2.2km | ZONED
- Calare Public School | 2.3km | ZONED
- Trinity Preschool | 600m