



40 Honeyman Drive | Orange

Spacious Family Living with Beautiful Views

Offering beautiful views, generous living spaces and a practical layout, this well-maintained home has been thoughtfully designed for comfortable everyday living. The open-plan kitchen, living and dining area flows seamlessly onto the covered alfresco. With plenty of storage, established low-maintenance gardens and a fully enclosed backyard, this is a wonderful home that combines space, comfort and functionality.

- Spacious open-plan kitchen, living and dining area enjoying beautiful views and plenty of natural light
- Stunning covered alfresco flowing directly from the main living area, offering an ideal space to entertain or simply enjoy the expansive outlook
- Four well-proportioned bedrooms, all complete with ceiling fans
- Main bedroom featuring a walk-in wardrobe and private ensuite
- Remaining three bedrooms all featuring built-in wardrobes
- Thoughtfully landscaped, fully enclosed backyard designed for easy maintenance
- Main bathroom featuring a separate toilet for added practicality
- Established vegetable garden beds positioned alongside the alfresco area
- Side access to the backyard for added convenience
- 5,000L water tank servicing the toilets and washing machine
- Generously sized laundry with ample storage
- Double garage providing secure parking and additional storage

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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	\$750,000 - \$780,000
LAYOUT	4 Bed 2 Bath 2 Car
PARKING	Double garage
LAND SIZE	859 sqm
HOME SIZE	159 sqm
STRUCTURE	Brick veneer Tiled roof
COUNCIL RATES	\$764 per quarter
RENTAL ESTIMATE	\$650 - \$680 per week
YEAR BUILT	2014
HEATING COOLING	Ducted heating throughout Split-system air conditioning in the living area, installed approximately 12 months ago, with smart capabilities
KITCHEN APPLIANCES	Gas cooking Double sink
OUTDOOR ENTERTAINING	5.2m x 4.2m covered alfresco
NBN/INTERNET CONNECTION	NBN Fibre to the Premises (FTTP) available
OCCUPANCY	Owner occupied

Nearby Points of Interest

- Discovery Hill Playground | 500m
- Showground | 1.1km
- Botanic Gardens | 3.3km
- CBD | 4.4km

Zoned Schools

- Bowen Public School | 1.5km
- Canobolas High School | 2.6km