53 Ploughmans Lane | Orange

A Peaceful Lifestyle Without Leaving Town

Offering the perfect balance of space, privacy and peaceful surroundings. 53 Ploughmans Lane is a beautifully maintained property, set amongst established gardens and expansive grounds. From the inviting outdoor entertaining areas to the wraparound verandah overlooking the property, there is so much to love about this home.

Featuring five bedrooms, three bathrooms and generous living spaces, the home has been designed to make the most of its surroundings. Complete with extensive shedding, excellent infrastructure and established equestrian facilities, it offers the space and freedom of a rural lifestyle, all just moments from everything Orange has to offer.

- Light-filled open-plan kitchen, living and dining area overlooking the established grounds, with direct access to the covered alfresco
- Expansive second living area offering plenty of room, complete with direct outdoor access
- Five generously proportioned bedrooms, all complete with built-in wardrobes
- Impressive main bedroom suite featuring a private sitting area, ensuite and double doors opening onto the wraparound verandah, capturing stunning sunset views
- Guest bedroom featuring its own private ensuite, providing additional comfort and privacy for visitors or extended family
- Three bathrooms in total, including a central main bathroom with a separate toilet for added convenience
- Established gardens and well-kept grounds featuring mature plantings and a water fountain in the front garden, with landscaping providing privacy while maintaining the property's outlooks
- Oversized laundry with extensive storage and direct external access, plus an additional storage area attached to the house
- Directly opposite Orange Racecourse and less than 1km from Wentworth Golf Club, offering an excellent location for those who enjoy an active lifestyle

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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

53 Ploughmans Lane | Orange

PRICE GUIDE	$1,450,000 - $1,550,000
LAYOUT	5 Bed | 3 Bath | 4 Car
PARKING	Wide driveway providing ample parking for vehicles, trailers and horse floats, with access to the rear carport and shedding
LAND SIZE	14,164 sqm | 3.5 acres
HOME SIZE	249 sqm
STRUCTURE	Brick veneer | Tiled Roof
COUNCIL RATES	$900 per quarter
YEAR BUILT	1990
HEATING | COOLING	Two wood fires | Reverse cycle split system | Ceiling fan
KITCHEN | APPLIANCES	Granite benchtops | Large island bench | Double sink | Ample cabinetry and generous preparation space
OUTDOOR ENTERTAINING	Wraparound covered verandah and generous alfresco entertaining area overlooking the grounds, with an adjoining tiled space featuring a pizza oven | Outdoor bathtub | Dedicated round yard for horse training and handling, complemented by well-maintained fencing and gates
NBN/INTERNET CONNECTION	NBN Fibre to the Node (FTTN) | NBN Fibre to the Premises (FTTP) available
WATER	Two water tanks, including a 110,000L concrete tank and an additional 20,000L tank, providing a combined storage capacity of 130,000L
SHEDDING	Established stables suitable for horses or general storage | Additional shed for vehicles and equipment, and a separate concrete-floored shed
OCCUPANCY	Owner occupied

Nearby Points of Interest

- Towac Park Racecourse | 1.0km
- Wentworth Golf Club | 1.0km
- CBD | 3.6km

Zoned Schools

- Canobolas Public School | 1.8km
- Orange High School | 2.8km

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