



**96 Clinton Street  
Orange**

**Solid 1930's Home  
In Blue-Chip Location**

<b>3</b>	<b>1</b>	<b>1</b>
Beds	Baths	Cars

**McGrath**



# 96 Clinton Street, Orange

## Property Specifics

LAYOUT	3 bedrooms, 1 bathroom, 1 separate garage
PRICE GUIDE	\$1,050,000 - \$1,150,000
LAND SIZE	Approx. 538 m2
HOUSE SIZE	Approx. 113 m2
LAND RATES	Approx. \$897.00 quarterly / \$3,588.00 annually
YEAR BUILT	Approx. 1935's
STRUCTURE	Double brick home, with galvanised iron roofing
FLOORING	Polished timber floorboards and tiles throughout
PARKING / GARAGES	Single garage, not on a slab Garage and yard accessible via the driveway on Rosemary Lane
HEATING / COOLING	Granada 252 radiant convector portable gas heater (natural gas). This was newly installed in 2025.
KITCHEN APPLIANCES	Devanti stainless steel dishwasher Westinghouse four burner electric stovetop/oven
SCHOOL CATCHMENTS	<ul style="list-style-type: none"> <li>Orange High School (zoned) approx. 1.2km</li> <li>Calare Public School (zoned) approx. 1.5km</li> </ul>
LOCATIONS	<ul style="list-style-type: none"> <li>Byng Street Local Store (approx. 350m)</li> <li>Department of Primary Industries (approx. 750m)</li> <li>Orange CBD/shopping area (approx., 1.2km)</li> </ul>
VENDOR IMPROVEMENTS	<p>2017</p> <ul style="list-style-type: none"> <li>Full electrical rewiring of the home</li> <li>Wooden floors sanded and varnished</li> <li>Insulated the roof</li> <li>New fence on north, front and rear sides of house</li> </ul> <p>2018</p> <ul style="list-style-type: none"> <li>Brick and mortar repair - lower portion at the rear and North side, and some in the sunroom, you can see where it looks different.</li> <li>All underground pipes around the outside of the house have been replaced apart from the one on the north (bathroom) side of the house.</li> </ul> <p>2019</p> <ul style="list-style-type: none"> <li>Roof painted to original colour and some down-pipes replaced.</li> </ul> <p>2020</p> <ul style="list-style-type: none"> <li>Full bathroom renovation including replacement of all water pipes from the laundry (through the roof space) and of all plumbing to the mains sewerage and sewerage vents installed.</li> </ul> <p>2021</p> <ul style="list-style-type: none"> <li>Dishwasher installed, new taps and plumbing in kitchen replaced.</li> <li>New oven</li> <li>Fence shared with south-side neighbour replaced.</li> </ul> <p>2025</p> <ul style="list-style-type: none"> <li>Gas heating replaced</li> </ul>

## Solid 1930's Home in Blue-Chip Location

There is something truly special about a solid 1930's home, and this one captures that feeling beautifully.

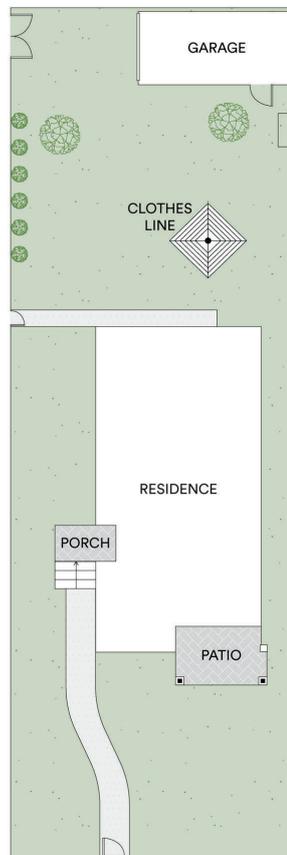
Set right in the heart of the CBD just moments away from cafés, shops, schools and all the everyday essentials.

Double brick and standing proud, this lovingly maintained home is in remarkable condition for its age, showcasing beautiful timber window frames, polished timber floorboards and ornate ceilings that capture all the charm you would expect from a classic build of this era.

The home offers three bedrooms, a beautifully renovated bathroom, a north-facing yard and living area, and a functional and well-maintained kitchen that's perfectly comfortable as is while offering scope to update and add value over time. A light-filled sunroom at the rear provides flexibility, ideal as a dining space or a peaceful spot to relax and enjoy the sunshine.

The backyard is where the imagination really starts to wander, generous in size and full of possibility, it offers the perfect canvas to extend the home (STCA) or create a stunning outdoor retreat. It's a rare chance to seamlessly blend timeless character with modern living. With convenient driveway access from Rosemary Lane and a front porch made for slow mornings with a coffee or relaxed afternoons with a glass of wine.

This is a home that feels good the moment you step inside, with exciting potential to make it your own for years to come.



INTERNAL AREA : 113 M<sup>2</sup>  
EXTERNAL AREA : 11 M<sup>2</sup>



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and description.

# McGrath

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# COMPARABLE SALES

3 | 1 | 1  
Beds | Baths | Cars

98 Clinton Street  
Orange, NSW 2800

**Sale Price**  
\$1,200,000

**Sale Date**  
November 2023

**Land Size**  
555 m2



3 | 1 | 0  
Beds | Baths | Cars

77 Sale Street  
Orange, NSW 2800

**Sale Price**  
\$1,100,000

**Sale Date**  
August 2025

**Land Size**  
342 m2



3 | 1 | 1  
Beds | Baths | Cars

104 Warrendine Street  
Orange, NSW 2800

**Sale Price**  
\$1,170,000

**Sale Date**  
August 2025

**Land Size**  
608 m2



Guiding you home

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