



24 Bowman Avenue | Orange

Family Living With a Shed Worth Talking About

Set within Wentworth Estate, this welcoming home combines generous space with a practical layout. Featuring three separate living areas alongside an open-plan kitchen and dining space that connects effortlessly with the covered alfresco, there's room for the whole family to come together or enjoy their own space. The north-facing backyard provides a lovely outdoor setting, while extensive parking, side access and a newly installed solar system make everyday living that little bit easier.

- Four bedrooms, including a spacious master with his and hers walk-in wardrobes and private ensuite
- Three separate living areas offering flexibility for the whole family
- Dedicated office area providing a convenient space to work or study
- Covered alfresco area for year-round outdoor entertaining
- Substantial 9.2m x 7.1m shed with storage and space for two vehicles, complemented by an automatic gate with side access
- Double garage and undercover carport providing an additional 4 vehicle spaces
- Established gardens and additional garden shed
- North-facing backyard
- Conveniently located close to Wentworth Golf Club, Towac Racecourse and Ploughmans Wetlands

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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	\$1,250,000 - \$1,350,000
LAYOUT	4 Bed 2 Bath 6 Car
PARKING	Double garage Double carport 9.2m x 7.1m shed
LAND SIZE	1,000 sqm
HOME SIZE	206 sqm
STRUCTURE	Brick veneer Colorbond roofing
COUNCIL RATES	\$837 per quarter
RENTAL ESTIMATE	\$850 - \$870 per week
YEAR BUILT	2016
HEATING COOLING	Ducted heating and cooling throughout Split-system air conditioning Wood fire Ceiling fans
NBN INTERNET CONNECTION	NBN Fibre to the Premises (FTTP) available
KITCHEN APPLIANCES	Stone benchtops Walk-in pantry Double sink Gas cooking
OUTDOOR ENTERTAINING	Covered alfresco
SOLAR SYSTEM	Newly installed 13.2kW solar system featuring 30 x 440W Jinko panels with a 25-year warranty and a Solis 10kW inverter with a 10-year warranty
OCCUPANCY	Owner occupied

Nearby Points of Interest

- Wentworth Golf Club | 950m
- Towac Park Racecourse | 2.1km
- Ploughmans Wetlands | 900m
- CBD | 3.4km

Zoned Schools

- Calare Public School | 1.6km
- Orange High School | 2.4km