



### 69 Glenroi Avenue Orange NSW

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Offering comfort, space and easy-care living, this well-maintained home is ideal for first home buyers or investors alike. Featuring high ceilings throughout, the home offers a spacious separate living room alongside an open plan kitchen and dining area with a desirable northerly aspect. The functional kitchen provides ample storage, while three generously sized bedrooms offer comfortable accommodation, including a large built-in wardrobe to one bedroom. Adding further practicality is a well-maintained bathroom, second toilet located in the laundry, ducted heating and cooling, and additional storage throughout. Outside, enjoy the lovely undercover entertaining area overlooking the low-maintenance 484sqm block, complete with a large double garage. Conveniently located within walking distance to the Ophir Hotel and

**Type** : House  
**Price** : Guiding \$629,000  
**Land Size** : 484 sqm  
**View** : <https://www.ourcityrealestate.com.au/sale/nsw/central-west/orange/residential/house/8701151>

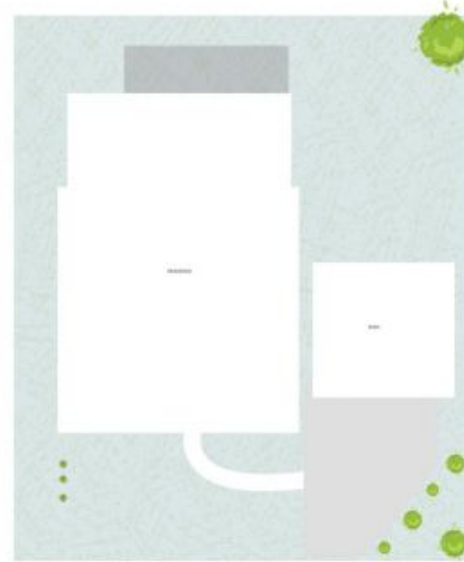
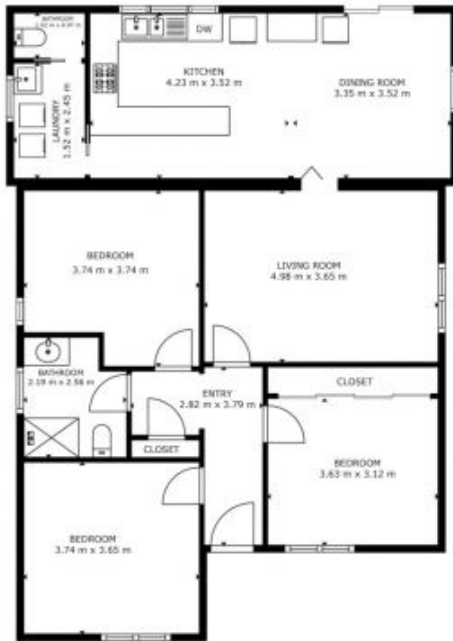


**Lan Snowden**  
0402 941 611



**Adam Harrison**  
02 5326 5700

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.