



## 22 Coogal Drive Orange NSW

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Situated in a sought after leafy Bel-Air location is this unique home full of surprises. You only have to walk through the front door to know this property is distinctive, with raked ceilings in the entry that continue into the formal lounge room also boasting a feature brick fireplace perfect for those winter nights. The living areas continue with a formal dining plus an open plan kitchen, meals and family rooms all facing north to capture the sunlight and warmth throughout the day. Featuring three generous sized bedrooms plus an office, ensuite and walk-in to the master and built-in robes to the remaining two. The private backyard is a lovely setting with a covered gazebo for entertaining plus rear yard access, 2 rainwater tanks and bore for the gardens. Call our office today for a private inspection, floor plan available on request.

**Building Size** : 270 sqm  
**Land Size** : 912 sqm  
**View** : <https://www.johncook.com.au/sale/nsw/central-west/orange/residential/house/5871923>