



### 145 Ophir Road Orange NSW

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Designed to take advantage of the sun and its rural setting, this gorgeous property is situated on the outskirts of Orange with vistas across the farm and your private gardens, capturing every ray of sunshine from morning to dusk. Offering a fabulous four bedroom main home plus a separate, self-contained three bedroom apartment perfect for guests, long term rental or short term holiday accommodation, plus zoned for subdivision!

The main bedroom has a large ensuite with heated floor and towel rail, plus dual built in robes. The three other bedrooms in the main home all feature built in robes and ceiling fans. Look out to your gardens through the large picture window in the modern kitchen with loads of storage and light. The main home features formal lounge and dining rooms, casual meals area and a family room with a wood fire and reverse cycle split system. The

**Price** : \$1,400,000  
**Land Size** : 2.52 ha  
**View** : <https://www.johncook.com.au/sale/nsw/central-west/orange/residential/house/7202735>



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