157 Bobs Range Road, Orangeville

Impressive Orangeville Estate | 6 Bedrooms, Pool, Sheds & Stunning Views

Perched in an elevated Orangeville position with breathtaking rural views, this expansive 4.94 acre* (2 ha*) estate reveals a home of remarkable scale, flexibility and lifestyle appeal the moment you arrive.

Designed to comfortably accommodate large or extended families, the substantial residence offers six bedrooms and five bathrooms, with a thoughtful layout that places a master suite with walk-in robe and ensuite at each end of the home. Multiple living zones including a formal living room, rumpus/games room and a vast open-plan kitchen, living and dining space offer fantastic versatility for large families seeking space, while still bringing everyone together at the heart of the home. High ceilings, large windows capturing the views, tiled living areas, ducted air conditioning and ceiling fans throughout enhance both comfort and space.

Outdoors, the property is equally impressive. An undercover entertaining area overlooks the saltwater inground pool, while the wide frontage, rural fencing and elevated position provide privacy and usability. Extensive shedding includes an American barn, large alarmed shed with bathroom facilities, additional garage space and

6 5 8

FOR SALE
$2,195,000 to $2,310,000

AGENTS

Tanya Novek
04370 52 365
tanya@ljhunitedgroup.com.au

Edwin Borg
0418 236 274
ed@ljhunitedgroup.com.au

AGENCY

LJ Hooker United Group
1800 486 4833

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

ample room for vehicles, machinery or trucks, making the property ideal for trades, hobbyists or buyers seeking true acreage functionality.
Set within Wollondilly Shire and offering future potential for a granny flat (STCA), this is a rare opportunity to secure a substantial lifestyle property combining space, versatility and exceptional rural outlooks in a tightly held Orangeville location.

- Approx.

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	Q9J1T
Property Type	AcreageSemi-rural
Land Area	2 hectare
Including	Ensuite
	Air Conditioning
	Alarm
	Pool
	Dishwasher
	Built-in-Robes
	Solar Panels
	Area Views
	Roller Door Access
	Security System

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LJ Hooker United Group 1800 486 4833
41 Wentworth Road, BRINGELLY NSW 2556
unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au

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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

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