



195 Bobs Range Road, Orangeville

Proudly Sold by Jaylen Berroa - LJ Hooker Lifestyle Group

Seize the opportunity to secure this outstanding rural lifestyle property, set on an expansive 5-acre parcel at 195 Bobs Range Road, Orangeville. Perfectly positioned, it offers both peaceful seclusion and convenient access to nearby town amenities. With three road frontages, gently undulating land, and a total of six bedrooms across multiple living spaces, this is an exceptional opportunity for those seeking a relaxed semi-rural lifestyle.

Step inside the modern yet country-style main residence, featuring three bedrooms plus a study. The home combines timber and carpet flooring, multiple light-filled living areas, and doors that open onto a spacious undercover decked veranda overlooking the inground swimming pool and the serene surrounding land. Designed for comfort and functionality, it's well-suited to a wide range of buyers—whether you're looking to settle in right away, update to your style, or plan for future additions.

Whether your plans include hobby farming, keeping livestock, or simply making the most of wide-open space, this parcel offers endless potential. With the rare advantage of three road frontages, there's plenty of scope to add more shedding or infrastructure if

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FOR SALE

Please Call

AGENTS

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AGENCY

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needed, while still leaving expansive areas for outdoor enjoyment, kids to explore, or just relaxing in the peace and privacy of the setting.

A substantial 12m x 13m American barn shed with a 2m awning adds further appeal, featuring its own amenities and flexible spaces that lend themselves perfectly to extended family use, guest accommodation, or a private retreat. The property also includes an 7.5m x 7.5m shed well-suited as a double car garage, plus a carport and a separate 6m x 6m machinery shed.

Other features include:

- Three large water tanks (approx. 120,000L total)
- 6m x 6m machinery shed
- Four bedrooms feature built-in wardrobes, while the remaining two boast spacious walk-in wardrobes
- Two bedrooms come complete with their own ensuite bathrooms
- Combustion fireplace
- Split system air conditioning
- Concreted roundabout driveway to both residences
- Fully fenced paddock with dam access
- Side access to rear paddock
- 17km to Camden, 7km to The Oaks

This property blends functionality with modern living in a peaceful country setting. Whether you're a family seeking space, a tradie needing room for vehicles and sheds, or a truck driver looking to utilise the three road frontages, this unique acreage opportunity is one not to be missed.

Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

MORE DETAILS

Property ID	AJ1N
Property Type	AcreageSemi-rural
Land Area	2 hectare

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