



22 Fifth Street, Orroroo



Modern Comfort, Family Functionality & Room to Grow

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Welcome to 22 Fifth Street, Orroroo a well presented modern home offering comfort, practicality, and energy efficient living on a generous allotment.

Ideally suited to families, couples, or those seeking a relaxed country lifestyle, this impressive property is located close to local facilities and provides ample space for future shedding, storage, or further development.

Stepping inside, you are welcomed into the heart of the home with a spacious open-plan kitchen, dining, and lounge area. Designed for comfortable everyday living and entertaining, this inviting space is serviced by a split system air conditioner, slow combustion heater, and evaporative cooling, ensuring year-round comfort no matter the season.

The kitchen is well appointed with durable laminate cabinetry, generous bench space, a freestanding electric oven and cooktop with rangehood. Overlooking the dining and living areas, it provides a practical layout that allows the home chef to remain connected with family and guests while preparing meals.

The accommodation is thoughtfully arranged, with Bedrooms 1 and 2 positioned at one end of the home. Both feature carpet flooring and ceiling fans, while the master bedroom also includes a built-in robe and split system air conditioner. Centrally located nearby, the main bathroom offers tiled

Price \$425,000
Property Type Residential
Property ID 12335

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flooring, a shower, single vanity, and toilet.

Towards the opposite end of the home, Bedroom 3 provides a private retreat complete with carpet flooring and a built-in robe. Adjacent is the second bathroom, featuring tiled flooring, shower, corner vanity, and separate toilet, adding convenience for families and guests alike.

The functional laundry includes tiled flooring and a durable plastic wash trough, while a handy study nook and linen cupboard further enhance the home's practical layout.

Additional features include:

- Solar power system with battery storage
- Electric hot water service
- Evaporative air conditioning
- Multiple split system air conditioners
- Slow combustion heating

Outside, the home continues to impress with a decked entertaining area overlooking established gardens and lawn, creating the perfect setting for weekend barbecues or relaxing with family and friends. Two rainwater tanks are plumbed directly to the house, providing an excellent supplementary water source.

Vehicle accommodation and storage are well catered for with a powered double garage featuring a concrete floor, double sliding doors, and personal access door. A double carport on the eastern side of the home provides additional undercover parking and easy off-street access.

Offering modern comforts, excellent infrastructure, and plenty of room to move, this quality property presents an outstanding opportunity to secure a comfortable family home in the welcoming community of Orroroo.

CT5192/16

Land Size: 2,027m²*

LGA: District Council of Orroroo Carrieton

Zoned: Neighbourhood

*Denotes approximate

RLA228106

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