



89 Molong Road, ORANGE, NSW 2800

Development Goldmine 1,716sqm with Dual Access

Set on a huge 1716sqm block, this classic three-bedroom brick and tile home offers comfort today with incredible scope for the future. Whether you're thinking about expanding, redeveloping, or subdividing (STCA), the possibilities here are wide open.

Located in the sought-after Bel-Air Estate, just a quick five-minute drive to town, the home enjoys a north-facing position, leaving a sprawling backyard for kids or even a large rear extension (STCA).

A standout feature is the dual access from Molong Road and Seiben Drive, opening the door to excellent subdivision or development opportunities (STCA).

Families will love the zoning for Orange High and Calare Public School, with Good Start Early Learning just across the road and Orange Anglican Grammar School 1.5km away.

Investors will see strong rental potential, with an estimated return of \$450 per week.

Whether you're looking for a comfortable family home, a solid investment, or a block with real development potential, 89 Molong Road is an opportunity that won't last long.

Key Features:

TYPE: Auction

INTERNET ID: L34769190

AUCTION DETAILS

10:30am, Friday November 7th, 2025

CONTACT DETAILS

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- Massive 1716sqm north-facing block (approx. 20m x 100m, zoned General Residential)
- Dual access from Molong Rd and Seiben Drive, making it a developers dream
- Three bedrooms (one with built-in robe) plus an additional room ideal for a home office or 4th bedroom
- Kitchen with gas stove
- Brand new central ducted heating throughout + additional gas heater in living area
- 6.6kW solar system to keep energy bills down
- Bore water for gardens and outdoor use
- Single car garage plus a 4-bay lock-up shed and plenty of driveway parking
- Freestanding garage for extra storage or workshop space
- Located 5 minutes to town, schools, and everyday amenities, or 5 minutes in the opposite direction to North Orange Shopping Centre

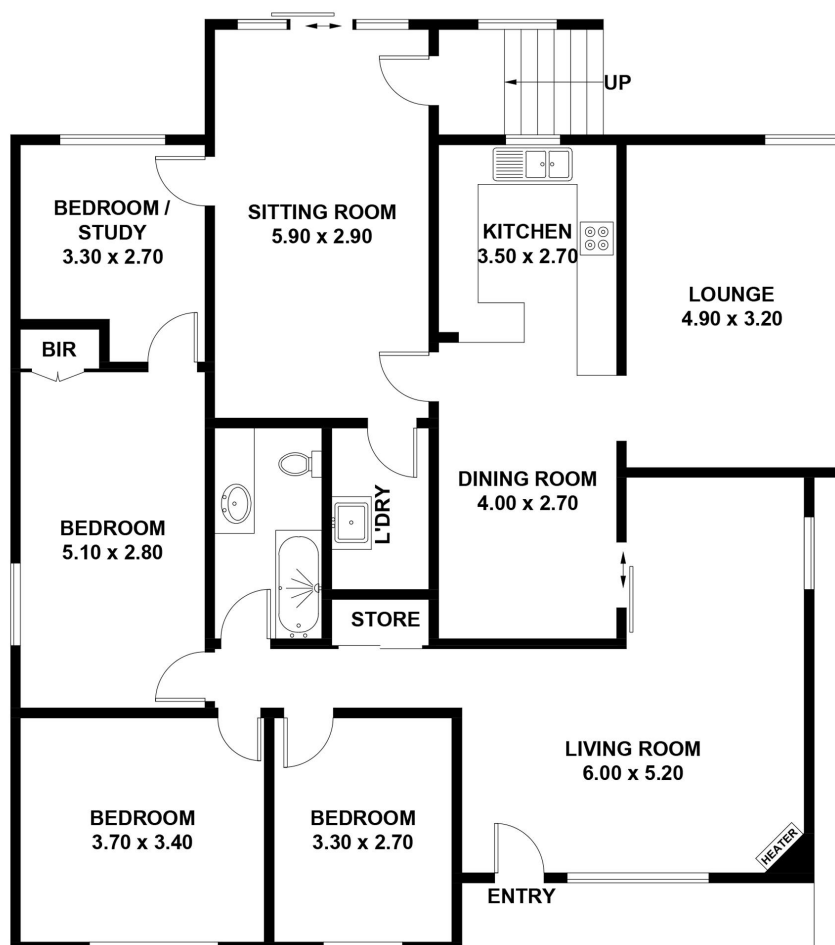
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 1,716.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 5 car garage
- Floorboards









89 MOLONG ROAD, ORANGE
APPROXIMATE GROSS INTERNAL AREA = 146.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney