



## FOR SALE

### EYE-CATCHING 3 BEDROOM HOME

Welcome to your new home ! This house is the perfect place to call your own. With three bedrooms, one bathroom, two garages and 801 square metres of land, this home has everything you need.

The house has a warm and inviting atmosphere with a combination of modern and traditional features. The hardwood floorboards give the house a timeless look and the wood fire with air transfer ducting provides warmth and ambiance to all the rooms. The reverse cycle aircon is a great addition during the hot summer months and the solar panels add an eco-friendly touch.

The master bedroom is equipped with a built in wardrobe, providing plenty of storage, and the bathroom is modern and spacious. The house also features an undercover outdoor entertaining area - perfect for hosting friends and family - and secure parking for two cars. To top it all off, the property is fully fenced, adding a layer of safety and privacy.

This is a great opportunity for those looking to invest in a property and it has the potential for good rental returns. Alternatively, it's the perfect spot for a family looking for their first home. With all the features and its location close to schools, local shops and parks, this house is the ideal place to start a new chapter.

Don't hesitate - secure this property now ! With all it has to offer, it won't stay on the market for long. Contact us today to arrange an inspection and make this house your home.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$579,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Darren McMillen**  
**0419971750**  
darren.mcmillen@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



1 Bowen Place, Orange 2800

TOTAL APPROX. FLOOR AREA 111 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.