



FOR SALE

ESCAPE THE SUBURBS & GIVE YOUR KIDS THE CHILDHOOD THEY'LL NEVER FORGET

There comes a moment for a lot of families when the house just starts to feel a little too small.

The kids need more space.
The weekends feel a little too busy.
And you start picturing what life would look like with room to actually breathe again.

That feeling is exactly what brings people here.

Welcome to 31–35 Orion Road, Cedar Vale. A fully usable 1.8-acre lifestyle property where family life, space and flexibility finally come together.

And right now, there's an important shift.

The price has just been adjusted to \$1,160,000, reflecting a \$120,000 reduction from motivated owners who are ready to move on. This is not a "testing the market" situation. They are ready.

A Home Where Family Life Actually Fits.
This is a solid brick home built for everyday living, not perfection.

- Inside you'll find:
- 4 bedrooms with built-in robes
 - Master bedroom with ensuite
 - Multiple living areas for separation and space
 - Large rumpus room for kids, games or a second living zone
 - Warm lounge with wood fireplace
 - Practical kitchen where daily life naturally happens

It is the kind of home where everyone has space, but still feels connected.

Where This Property Really Starts to Feel Special
Step outside and the lifestyle opens right up.
A screened patio overlooks the pool and becomes the place where afternoons quietly turn into

4 BED | 2 BATH | 3 CAR

PRICE:
1,160,000

OPEN FOR INSPECTION:
N/A



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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.