



House & Land Package

Lot 174 Shiralee Road, Orange NSW, 2800

CONTEMPORARY
HOMES

House & Land Price : \$1,800,000

Inclusions:

Internal

- Four Bedrooms - Luxurious master retreat with ensuite and generous walk-in-robe.
- Bedrooms 2, 3, & 4 feature built in wardrobes for your convenience.
- reverse cycle air conditioning to ensure maximum comfort during the cooler seasons.
- 7 star home. Double glazed awning windows throughout.
- A modern gallery style kitchen with a spacious butlers pantry.
- Kitchen design includes your choice of Sheen or Satin profile doors & draws in your selected colours.
- Roller blinds from our exclusive range to all living areas and bedrooms.
- Your choice of Smeg appliances throughout the kitchen.

Total Area: 393.46m² OR 42.35 Squares

External

- A covered alfresco space off the main living, perfect for outdoor dining.
- A 3000L water tank for all of your extra water storage.
- Complete landscaping and 1800mm High Colorbond fencing to all boundaries



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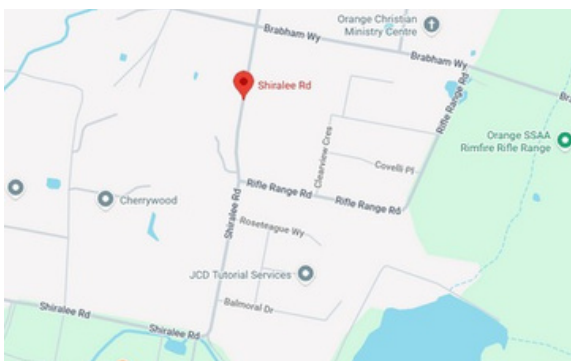
Perfect for Your Dream Home

A rare opportunity to secure a generous 3,531m² block of land in the highly sought-after Shiralee Estate, located just 10 minutes from the vibrant CBD of Orange. This spacious parcel is the perfect foundation for your dream home or a solid investment in a growing area. With all town services already available, including water, electricity, and sewerage, the property is ready for development, making it an ideal choice for those looking to build their ideal home with ease.



About South Orange

174 Shiralee Road is a spacious 3,531m² block located in the up and coming Shiralee estate. Positioned in close proximity to the local hospital, you'll enjoy the convenience of essential services nearby. Additionally, the renowned Philip Shaw Winery is just a short distance away, offering a touch of luxury with its beautiful vineyard views and exceptional local wines. Situated in South Orange, this block provides the perfect balance of peaceful country living while being only a short drive from the heart of Orange, ensuring easy access to the city's amenities, schools, shops, and more.



please note that this plan does not have to be built on this block, if there is one you think will suit this block better please let our team know and we can quote you for that home and your preferred inclusions