



# House & Land Package

Lot 9 Aurum Court, Orange NSW, 2800



## House & Land Price : \$865,000

### Inclusions:

#### Internal

- Three Bedrooms - Luxurious master retreat with ensuite and generous walk-in-robe.
- Bedrooms 2 & 3 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 walk-in 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.
- Lane Westminster lever set in brushed satin chrome

#### External

- A covered alfresco space off the main living, perfect for outdoor dining.
- Complete landscaping and 1800mm High Colorbond fencing to all boundaries

### Dimensions:

- Living / Dining: 3.89 x 7.06
- Kitchen: 5.29 x 3.00
- Primary Suite: 3.80 x 3.87
- Bed 2: 3.00 x 3.42
- Bed 3: 3.20 x 3.00
- Floor Area: 128.43m<sup>2</sup>
- Garage: 38.23m<sup>2</sup>
- Alfresco: 12.37m<sup>2</sup>
- Porch: 4.3m<sup>2</sup>

**Total Area: 183.33m<sup>2</sup> / 19.73sq**





# House & Land Package

Lot 9 Aurum Court, Orange NSW, 2800



## House & Land Price : \$865,000

### Block Specifications:

### About North Orange

Lot 9 Aurum Court is the perfect block for first home buyers in the beautiful area of North Orange. Dolomite way is conveniently located 3.0km from Bletchington Public School and 4.6km from Orange High School. It is also only 4.8km from the Orange CBD. This block is perfect for families with children with Orange Bus Lines continuously servicing the area. Waratahs sports Club is right around the corner, perfect for sport lovers. The North Orange shopping centre is conveniently located only 0.4km away for your benefit.



### Contact Details:

Michael Paddison  
0414 447 467  
[info@contemporaryhomes.net.au](mailto:info@contemporaryhomes.net.au)

Bella Rawson Blake  
0428 777 651  
[sales@contemporaryhomes.net.au](mailto:sales@contemporaryhomes.net.au)

\*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\*