



House & Land Package

6 Carwoola Drive, Orange NSW, 2800



House & Land Price : \$1,149,000

Inclusions:

Internal

- Four spacious bedrooms - Including a luxurious master retreat with ensuite and generous Hollywood style walk-in robe.
- Designer kitchen connecting to the main living areas, including a generous walk in pantry. Perfect for easy entertaining!
- Roller blinds included throughout the home, block out and translucent options.
- 7 Star energy rated homes
- Double glazed awning windows throughout the home.
- Your choice of Haus 25, Misha, Lina, or Platz tapware.

External

- 1800mm Colorbond fencing to all boundaries.
- 3000L Water tank and slab to rear yard
- Concrete alfresco, porch, and paths
- Kikuyu turf and one garden bed to front or rear yard

Dimensions:

- Alfresco: 12.01m²
- Floor Area: 181.82m²
- Garage: 38.2m²
- Porch: 8.19m²

Total Area: 240.02m² / 25.83 Squares





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Block Specifications:

6 Carwoola Drive is a premium 925m² block, located in the prestigious West Orange. The block is already registered and ready to build on. Located in West Orange, the site is close to recreational amenities, including Wentworth gold course, and Ploughmans' Wetlands and conveniently close to the CBD.



About West Orange:

West Orange is a prestigious area, featuring stunning architecture in the surrounds, and a luxury private feel, safely stowed away. Only a short 3.26km from the CBD, 1.92km away from Orange High School and 1.38km from Calare Public School and only 0.884km from Trinity Preschool. Connecting to the Ploughman's Wetlands across the 0.9 mile Ploughman's valley walking track. Orange Bus Line services the estate.

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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