



# House & Land Package

7 Brookfield Way, Orange NSW, 2800



## House & Land Price : \$1,290,000

### Inclusions:

#### Internal

- Four 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, Smeg appliances
- 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 Haus 25, Misha, Lina or Platz

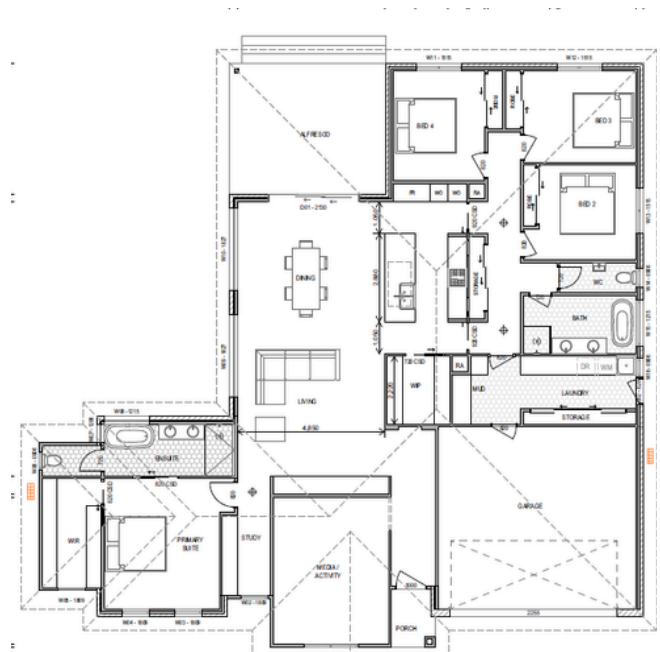
#### External

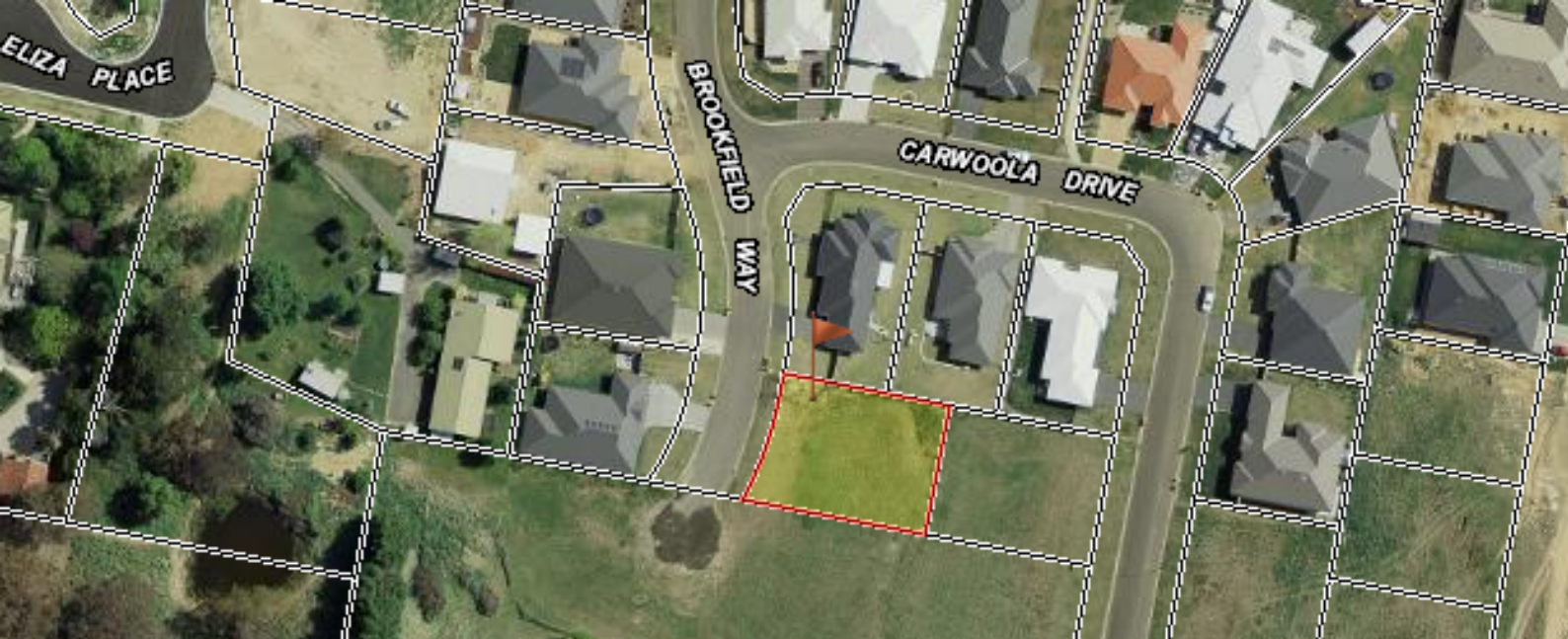
- A covered alfresco space off the main living, perfect for outdoor dining.
- A 3000L water tank for all of your extra water storage.
- Complete landscaping and 1800mm High Colorbond fencing to all boundaries

### Dimensions:

- Alfresco: 22.09m<sup>2</sup>
- Floor Area: 222.79m<sup>2</sup>
- Garage: 42.28m<sup>2</sup>
- Porch: 2.60m<sup>2</sup>

**Total Area: 289.76m<sup>2</sup> OR 31.2 Squares**





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14 Wollemi Street, Orange NSW, 2800

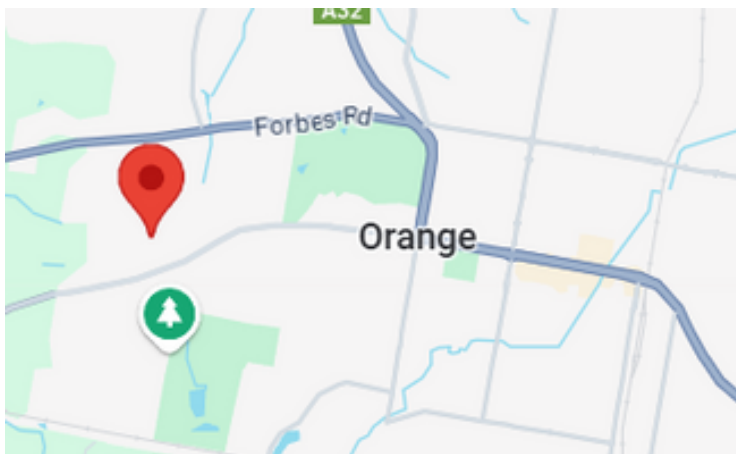


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## Block Specifications:

### About West Orange:

7 Brookfield Way is a stunning 899m<sup>2</sup> block located in prestigious West Orange. 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 with transport running from early morning to late evening, perfect for young children attending nearby schools. Construction already commenced, set to finish July / August 2026. Get in quick!



## Contact Details:

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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\*