

**4/18A Glasson Dr, Orange, NSW 2800**

**\$419,000**

Villa 3   



## BRAND NEW VILLAS - TWO COMPLETED - TWO SOLD

Two units completed in this gated community and both sold!! With work commencing on the next five villas shortly.

Of the three bedrooms, two come with built-in robes, and the master has a walk-in robe and ensuite. The main bathroom has both bath and shower. There is a large open plan family/dining/ kitchen area with a generous alfresco area. Internal access into the home from the double garage for your security and comfort.

New home buyers will benefit from government rebates. You need to be quick as one is already under offer. Call Chris Tyack on 0438 258 590 for more information.

Disclaimer: The external photo is of villa 2, which has been sold. Internal photos are of similar villas in the complex

### Open for Inspection

By Appointment.

### Property Features

- Located in the gated community of North Orange
- The main bathroom has both bath and shower
- Large open plan family/dining/ kitchen area
- The main bathroom has both bath and shower
- Of the three bedrooms, two come with built-in robes

### Listed By



Chris Tyack  
Phone: (02) 63621233  
Mobile: 0438258590



**FLOOR PLAN 1:100**  
**DWELLING 4**

**AREAS - (DWELLING 12):**  
 DWELLING (INC. GARAGE) = 166.7sqm (17.9sq)  
 + ALFRESCO = 12.2sqm (1.3sq)  
 + PORCH = 1.8sqm (0.2sq)  
**TOTAL = 180.7sqm (19.4sq)**

**STAIR NOTE:**  
 ANY NEW STAIRS TO BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE B.C.A.  
 RISERS = MAX. - 190mm  
 MIN. - 115mm  
 GOING = MAX. - 355mm  
 MIN. - 250mm  
 2R + G = MAX. - 700mm  
 MIN. - 550mm

**PLAN TO BE READ IN CONJUNCTION WITH BASIC CERTIFICATE FOR ADDITIONAL REQUIREMENTS.**

**PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 228 (D.P. 1182864) CLASSEN DRIVE, ORANGE, N.S.W.**

**FLORENCE & McALLISTER**

**WORKING DRAWINGS (DWELLING 12)**

**1:100**

**13062**