



2/186-190 Phillip Street | Orange

Low-Maintenance Living Made Easy

Offering comfort, convenience and low-maintenance living, this well-maintained home features a practical layout, three comfortable bedrooms and a fully enclosed backyard. With plenty of storage and easy-care outdoor spaces, it's a great combination of comfort and functionality.

- Combined kitchen, living and dining area providing a comfortable space for everyday living
- Functional kitchen featuring ample cabinetry, bench space and a practical layout
- Three well-proportioned bedrooms, all complete with built-in wardrobes and ceiling fans
- Practical three-way bathroom, ideal for busy households
- Additional second toilet providing extra convenience
- Separate laundry with access to the backyard
- Fully enclosed backyard offering a private, low-maintenance outdoor space
- Low maintenance outdoor areas

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Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

FREQUENTLY ASKED QUESTIONS

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PRICE GUIDE	\$560,000 - \$600,000
LAYOUT	3 Bed 1 Bath 1 Car
PARKING	Single garage with internal access
LAND SIZE	382 sqm
HOME SIZE	117 sqm
STRUCTURE	Brick veneer Tiled roof
COUNCIL RATES	\$674 per quarter
RENTAL ESTIMATE	\$540 per week Currently leased at \$520 per week
YEAR BUILT	2012
HEATING COOLING	Split-system air conditioning in the main living area Ducted heating throughout the home
NBN INTERNET CONNECTION	NBN Fibre to the Node (FTTN)
KITCHEN APPLIANCES	Gas cooking Double sink Ample storage
OCCUPANCY	Tenanted Lease expiry 18/11/2026
COMMUNITY ASSOCIATION FEES	\$260 per quarter

Nearby Points of Interest

- CBD | 2.4km
- Showground | 1.3km
- Hill Park | 1.9km

Zoned Schools

- Bletchington Public School | 700m
- Canobolas High School | 4.1km