



**1/109 Matthews Avenue Orange NSW**

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This easy-to-maintain unit is simply perfect for downsizers or those seeking a shrewd rental property investment. Nestled in a small complex in a central location, it boasts three spacious bedrooms, two of which are equipped with built-in wardrobes, as well as an updated kitchen and sun-filled living room. Comfort is ensured year-round with split system air conditioning and ducted gas heating, while the home's aesthetic appeal is hugely enhanced by plantation shutters. Outside you'll find a secure yard complete with astroturf and simple, established gardens, ideal perfect for those seeking a green space without the upkeep. The property also includes an attached single lock-up garage for secure parking or additional storage. Conveniently situated close to well-regarded schools, as well as both the CBD and North Orange Shopping Centre, this property offers a blend of comfort and convenience.

**Price** : \$469,000

**View** : <https://www.ourcityrealestate.com.au/8083202>



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.