

## 10 Wade Pl, Orange, NSW 2800

**Sold - \$581,000**

House 2 1 3



### GREAT INVESTMENT OR LIVE IN, 2 BLOCKS FROM CBD

This great property is directly opposite Wade Park just of Lords Place and is a very short walk to the CBD. As you can see by the photos it has been updated since built with a new kitchen, floor coverings, paint and an amazing transformation of the garage into a second living area or third bedroom. This property is on its own title and has enough parking for 3 cars in front and side of the building, it is very comfortable inside with north facing living areas, two large bedrooms with built ins, ducted gas heating and an air conditioner. This property comes complete with all appliances, linen, furniture etc and has two good tenants, one who has been in residence for 18 months. The property is grossing \$600 PW in rent and would make a great investment or retirement home.

#### Open for Inspection

By Appointment.

#### Property Features

- Walking distance to everything
- Generous two or three bedroom property
- Modern, spacious and comfortable
- On its own title, not strata
- Ducted gas heating
- Comes with all appliances, furniture etc

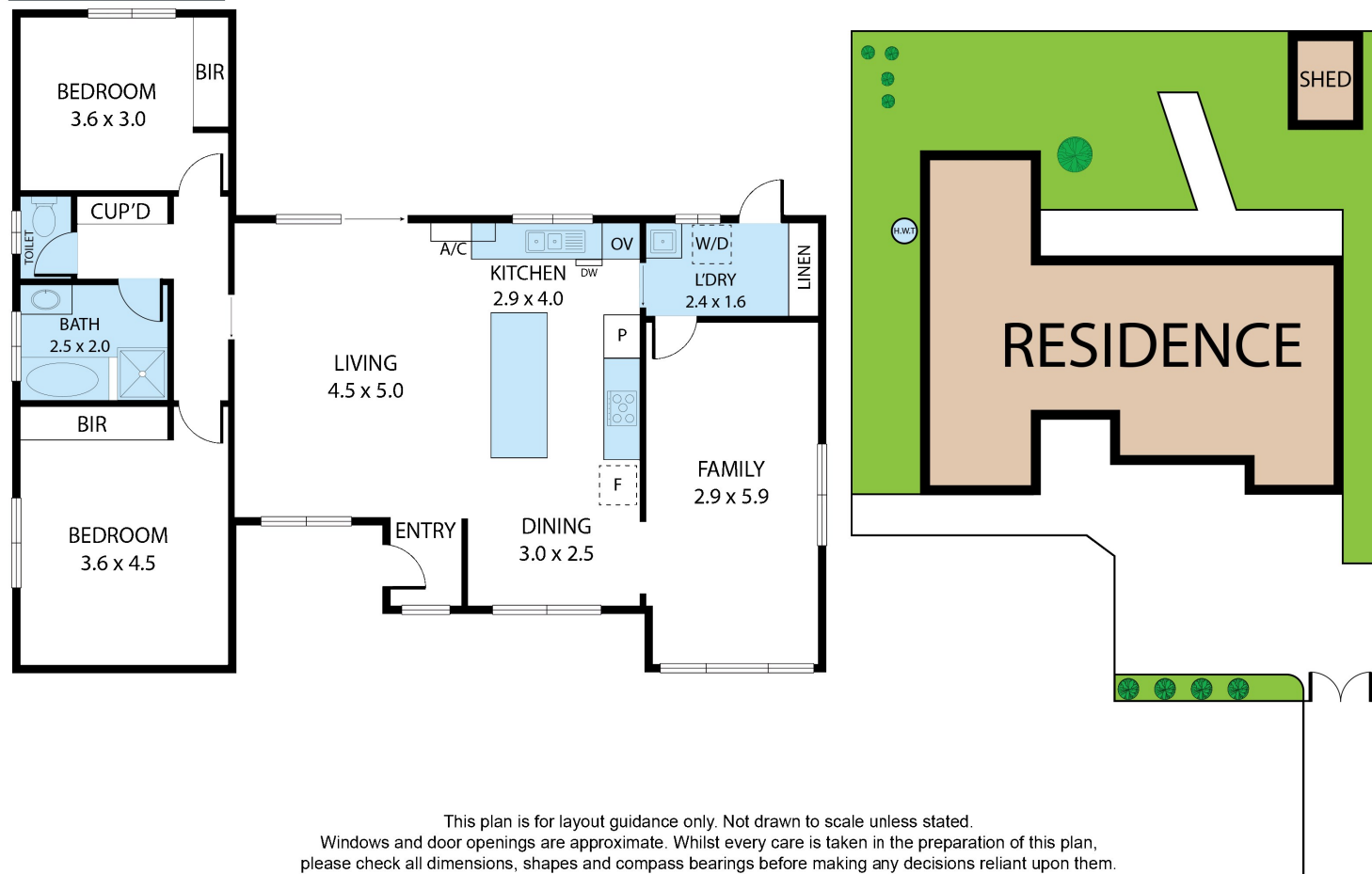
#### Listed By



Chris Tyack  
Phone: (02) 63621233  
Mobile: 0438 258 590



## Floorplan



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.