



**3/113 Matthews Avenue Orange NSW**

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Privately positioned at the rear of a quiet four-unit complex, Unit 3 at 113 Matthews Avenue offers comfort, space, and low-maintenance living. The home features two well-proportioned bedrooms, each with built-in wardrobes and windows overlooking a vacant block at the rear, providing a pleasant sense of openness and privacy. The central bathroom includes a vanity, separate shower and bath, with the convenience of a separate toilet. An open plan living and dining area is complemented by a generously sized, separate kitchen, creating a functional and welcoming space. Comfort is ensured year-round with split-system air conditioning, while a lock-up garage with internal access adds security and convenience. Outside, enjoy a fully enclosed, easy-care rear yard, perfect for

**Type** : Unit  
**Price** : \$ 485,000  
**View** : <https://www.orangerealestate.com.au/8607195>

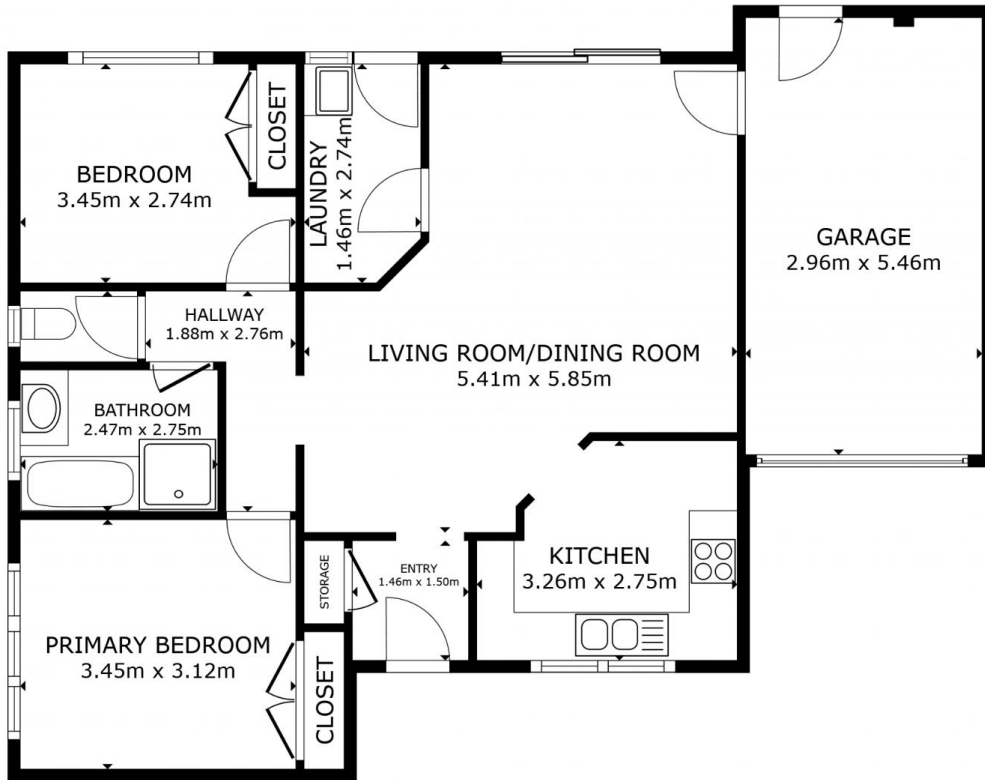


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FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 72.8 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 16.2 m<sup>2</sup>  
 TOTAL : 72.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

