



### 116 Sieben Drive Orange NSW

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Set in the sought-after Bel-Air Estate, this charming three-bedroom home presents a rare opportunity to enter the Orange property market. Available for the first time in over 20 years, this residence offers an enticing prospect for first home buyers, investors, and renovators alike. Freshly painted inside, the home features brand new carpet throughout the lounge and bedrooms, complemented by stylish new vinyl planks in the kitchen and dining area. The recently installed reverse cycle air conditioner in the lounge ensures year-round comfort for the whole family. The kitchen and bathroom are in excellent condition and provide an immediate live-in option yet offer outstanding potential for renovation to add instant value. The bathroom is a convenient three-way design, with a separate toilet and

**Type** : House  
**Price** : \$719,000  
**Land Size** : 772 sqm  
**View** : <https://www.orangerealestate.com.au/8679242>

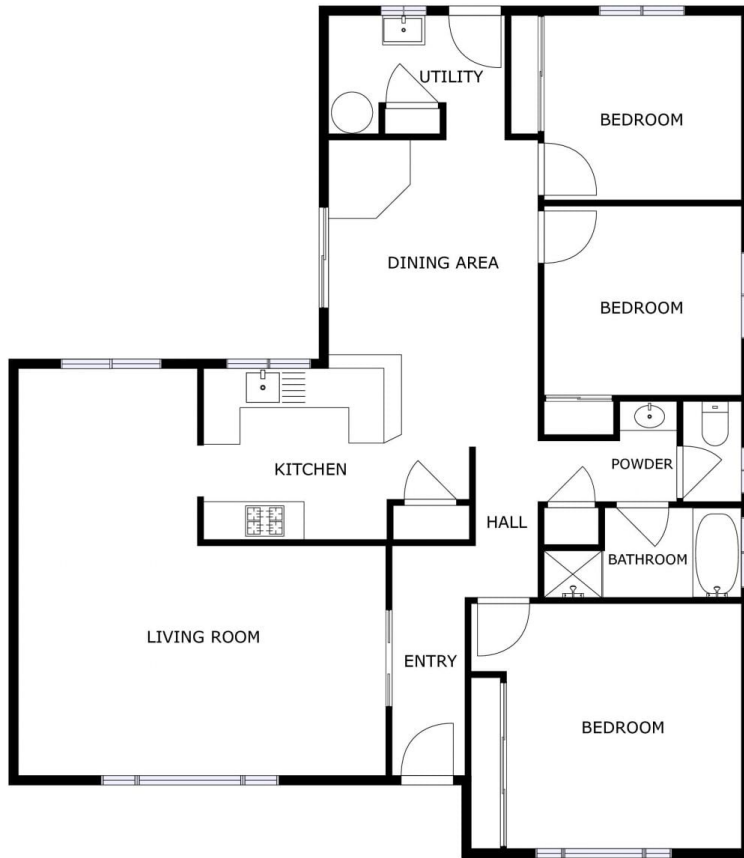


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FLOOR 1

