



### 9 Chestnut Avenue Orange NSW

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Presenting an outstanding opportunity for first home buyers and savvy investors alike, 9 Chestnut Avenue, Orange, offers great value in a South Orange neighbourhood. This property provides an ideal entry into the property market or a promising addition to your investment portfolio. Located less than 1 kilometre from James Sheahan High School and Orange Public Primary School, with many parks and sporting facilities all within easy reach. Inside, the home features a spacious layout designed for comfortable living. The heart of the home is the extra-large open plan kitchen, dining and living area, while there is also a second living space which offers flexibility for the family. A standout feature is the third bedroom, which is enhanced by an additional retreat area-ideal for a quiet sitting nook, creative

**Type** : House  
**Price** : Buyers Guide \$575,000 - \$595,000  
**Land Size** : 568 sqm  
**View** : <https://www.orangerealestate.com.au/8704556>

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.