



## 8 Betula Street Orange NSW

2  1  2 

Positioned on a generous 740m<sup>2</sup> allotment, this neat and tidy two-bedroom and one bathroom home offers comfort, practicality and plenty of outdoor space for first-home buyers, downsizers or savvy investors alike. Well maintained and lovingly cared for over the years, the property presents a welcoming opportunity to move straight in and enjoy. Inside, the home features a cozy yet functional kitchen complete with electric appliances, while the separate lounge and dining areas provide comfortable living spaces enhanced by beautiful natural light and split system air conditioning units. A gas heater in the lounge adds extra warmth and comfort during the cooler months. The practical layout also includes a separate laundry with direct access to the spacious backyard, ideal for everyday

**Type** : House  
**Price** : \$479,000  
**Land Size** : 740 sqm  
**View** : <https://www.orangerealestate.com.au/8705533>

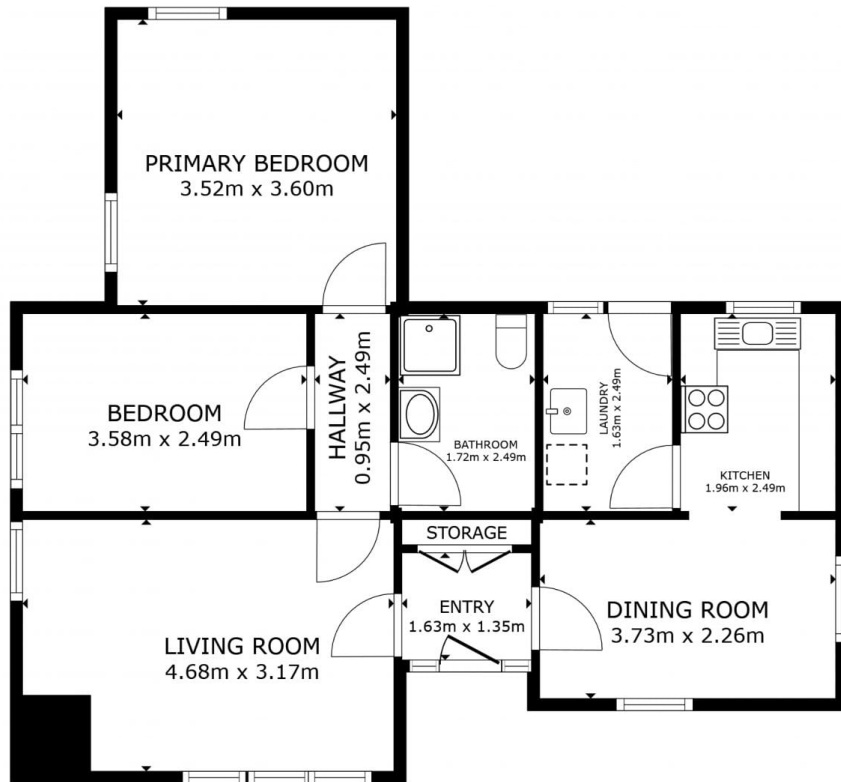


**Scott Quirk**  
0476 333 076



**Gina Noonan**  
0422636608

[For full version visit the website](https://www.orangerealestate.com.au)



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 66.1 m<sup>2</sup>  
TOTAL : 66.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

