

46 Leura Road, ORANGE, NSW 2800

Entry-Level Opportunity or Solid Investment

Positioned in South East Orange, 46 Leura Road offers an excellent opportunity for first home buyers or savvy investors looking to enter the market.

The home features three well-sized bedrooms, a functional central bathroom, and a practical layout suited to everyday living. Outside, a large shed provides ample storage or workspace, including a bathroom with toilet and shower.

With plenty of potential to add value over time, this is a smart option for those seeking affordability and future upside. Potential rental return - \$450 per week.

To arrange your inspection or to find out more, contact Marty Lyden - 0404 070 391.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 628.00 square metres
- Bedrooms: 3

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L37230833

SALE DETAILS

\$495,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

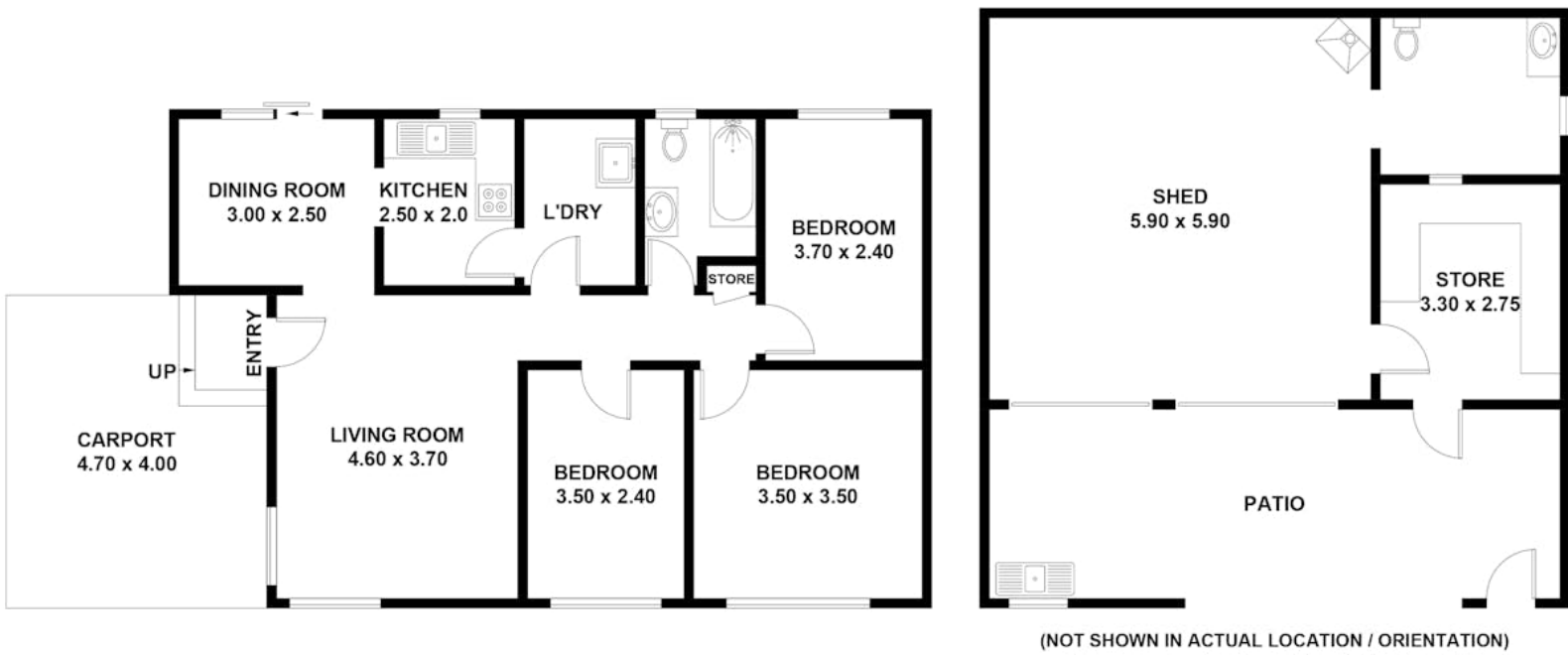
Martin Lyden

0404070391

- Bathrooms: 2
- Double garage
- Single carport
- Floorboards







46 LEURA RD, ORANGE
APPROXIMATE GROSS INTERNAL AREA = 76.6 SQ M
OUTBUILDING = 51.2 SQ M
TOTAL = 127.8 SQ M
(EXCLUDING CARPORT)



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.