



LOT 414, 11 WILLIWAW CRESCENT, ORANGE, NSW 2800

**\$769,000**

 4  2  1  206.2 m<sup>2</sup>  385 m<sup>2</sup>

#### ZEN 17 - CUSTOM FACADE

The Zen 17 - delivers smart single-storey living with four bedrooms, including a private master suite with walk-in robe and ensuite. A light-filled open-plan kitchen, dining and living area flows to the alfresco, while a walk-in pantry, single garage and clever storage add everyday practicality. Perfect for families, first home buyers or investors, it combines comfort, style and low-maintenance living in one.

#### INCLUSIONS

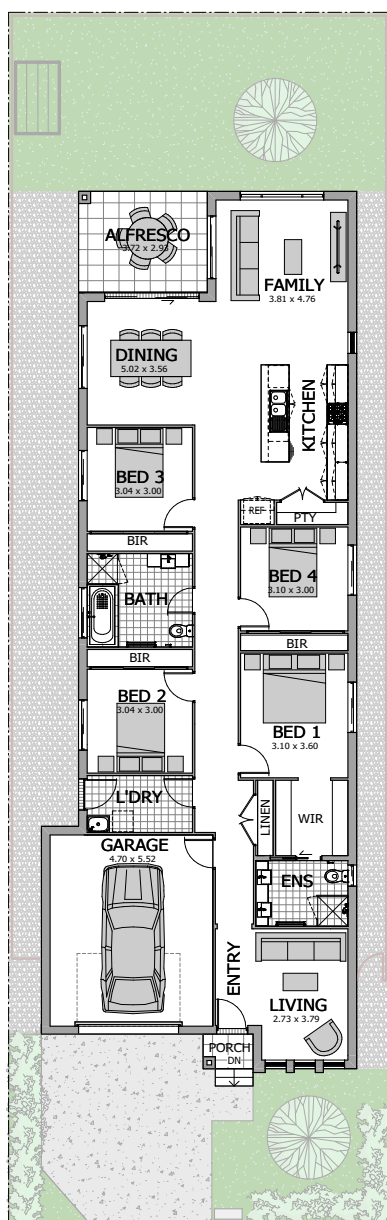
- 20mm Caesarstone to kitchen & bathrooms
- 600mm Haier appliances
- Tiles to porch and alfresco
- Driveway, letterbox and clothesline
- Aluminium Hinged External Doors
- Vinyl Plank Flooring to Main Living Areas
- Ducted A/C

#### LOCATION & LIFESTYLE

Westwinds Estate is a premium masterplanned community in the thriving regional hub of Orange, offering a relaxed, family-friendly lifestyle surrounded by nature's beauty. Enjoy the convenience of nearby schools, shops, parks, and dining right on your doorstep.

#### EXPECTED COMPLETION DATE IS SEPTEMBER 2025\*

- Turnkey home with landscaping & driveway
- Secure with a 5% deposit
- Fixed prices
- Single contract



## GROUND FLOOR

This site plan is for illustrative purposes only - not to scale.



## LOT LOCATION

Ground Floor	165.1 m <sup>2</sup>	Porch	1.44 m <sup>2</sup>
Garage	28.7 m <sup>2</sup>	<b>Total</b>	<b>206.2 m<sup>2</sup></b>
Alfresco	10.9 m <sup>2</sup>	<b>Lot Size</b>	<b>385 m<sup>2</sup></b>

Photographs, artist impressions and other pictures in this flyer are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Tender for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.