



LOT 408, 21 BREEZE ROAD, ORANGE, NSW 2800

**\$749,000**

 3  2  2  179.0 m<sup>2</sup>  338.9 m<sup>2</sup>

#### LOW-MAINTENANCE LIVING MADE EASY

The Zen 17 delivers smart single-storey living with three 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, second living room at the front, 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

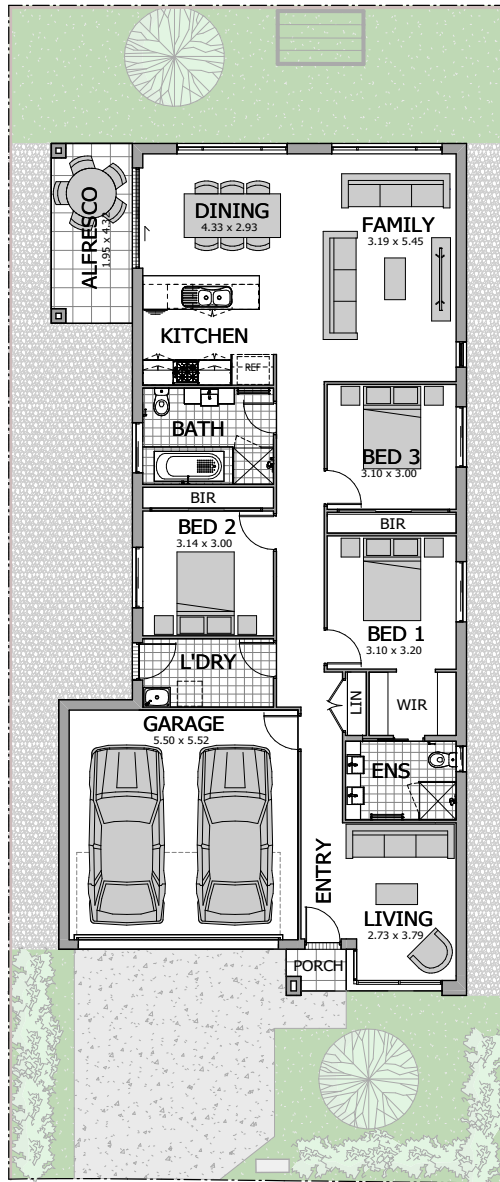
- 20mm Caesarstone to kitchen & bathrooms
- 600mm Haier appliances
- Tiles to porch and alfresco
- Driveway, letterbox and clothesline
- Aluminium Hinged External Doors
- Vinyl Plank Flooring to Main Living Areas

#### 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.

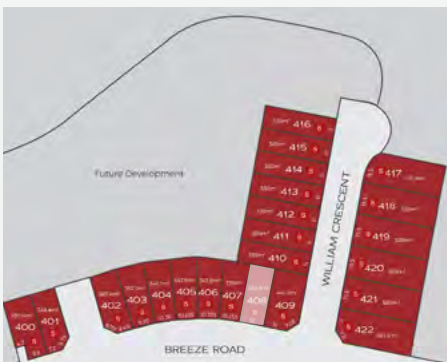
#### EXPECTED COMPLETION DATE IS SEPTEMBER 2025\*

- 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	135.6 m <sup>2</sup>	Porch	1.48 m <sup>2</sup>
Garage	33.51 m <sup>2</sup>	<b>Total</b>	<b>179.0 m<sup>2</sup></b>
Alfresco	8.43m <sup>2</sup>	<b>Lot Size</b>	<b>338.9 m<sup>2</sup></b>

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