



### 13 Magnolia Way Orange NSW

4 2 2

An air of serenity surrounds this family residence, nestled in a quiet street just moments from the beautiful Botanic Gardens, schools and North Orange Shopping Centre. Occupying a 711sqm (approx) parcel of land and embracing views over Orange to Mount Canobolas, its generous light filled interior offers a fabulous open floorplan perfectly integrating both indoor and outdoor living.

The open plan living features a living room with a vaulted ceiling and lots of natural light, family room and a kitchen dining area that opens onto your elevated entertaining area with uninterrupted views.

Also on offer are four bedrooms all with built in robes plus the main bedroom featuring an ensuite, internal access from your double garage, natural gas ducted heating along with a reverse cycle split system. Contact our team today to

**Price** : \$729,990  
**Land Size** : 711.2 sqm  
**View** : <https://www.johncook.com.au/sale/nsw/central-west/orange/residential/house/7707352>



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