

# For Sale

65 Dalton Street ORANGE

## MEDICAL / ALLIED HEALTH OR RESIDENTIAL

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Situated approximately 950 meters north of Orange CBD on the north eastern corner of Dalton Street & Sale Street approximately 100 meters from the New NSW Department Of Industry head office.

### Description

Excellent location only 100meters (approx.) from new Dpt of Industry building  
Prominent elevated corner position  
Fully renovated for a medical practice  
Disabled access and amenities  
Reverse cycle air-conditioning throughout  
Potential to convert back to residential (STCA)

Amenities:	Separate Male & Female
Ceiling:	Plasterboard
Lighting:	Mixed Configuration
Alarm System:	Yes
Air Conditioning:	Yes
Data Cabling:	Yes

### Site Details

<b>Title:</b>	Freehold Title
<b>Tenure:</b>	Available with vacant possession
<b>Land Area:</b>	936m <sup>2</sup>
<b>Building Area:</b>	259 m <sup>2</sup>
<b>Zoning:</b>	R1 General Residential
<b>Price:</b>	\$995,000 + GST



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