

# For Sale or Lease

24 Telopea Way ORANGE

## NEW NORTH ORANGE COMMERCIAL PROPERTY

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

Located in North Orange within close proximity to the Northern Distributor and opposite North Orange Woolworths Shopping Centre

### Description

Newly completed North Orange Medical Centre  
Suit doctors & Allied Health Specialists  
Other potential usages available (STCA)  
Prominent high traffic location, opposite the North Orange Shopping Centre  
22 onsite car parks  
Ready for customised fit-out

Amenities:	Separate Male & Female
Ceiling:	Grid
Lighting:	Downlights
Air Conditioning:	Yes
Data Cabling:	Yes
Alarm System:	No
Parking:	22 onsite

### Site Details

<b>Title:</b>	Freehold Title
<b>Land Area:</b>	1,478 sqm
<b>Building Area:</b>	490 sqm
<b>Zoning:</b>	R1 General Residential
<b>Sale Price:</b>	Contact Agent
<b>Lease Price:</b>	Contact Agent

**For more information please contact**

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**BENCHMARK**  
COMMERCIAL

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PROPOSED FITOUT