

# Oran Park Town Estate Oran Park

Lot 7074 Charbray, Oran Park, NSW, 2570

4 2 1

**\$712,000**



## Property Description

Oran Park Town is fast becoming a community like no other in the south west of Sydney and will offer the benefits of contemporary amenities with both mall and main street shopping, civic facilities complemented by a town square that will be the energy source of this new community. There will be up to 50,000m2 of retail space in the Oran Park Podium Shopping Centre. This will grow to include two supermarkets, specialty shops, food outlets, cafes, restaurants and discount department stores. Phase 1 of Oran Park Podium Shopping Centre is now open and includes Woolworths and 21 specialty stores. Eat streets with cafes and restaurants. Set in an elevated position with panoramic views of the Blue Mountains, the Dress Circle is a limited release of 21 lots ranging in size from 437 square metres to 9907 square metres. It is Oran Park Town's most prestigious address. Located where the grandstands of the old race track stood, the Dress Circle overlooks the idyllic Grandstand Park. Featuring of the original tarmac from the old raceway, the park incorporates a pathway in the shape of the old track, paying homage to the rich racing history of the site. With a unique set of design and landscaping guidelines, our intention is to create an exemplary range of quality homes to ensure the exclusive nature of the Dress Circle is maintained. Each home will demonstrate a high standard of design with well articulated facades, providing a distinguished street presence contributing to the neighbourhood's exclusive character.

## Property Data

|                            |                                   |
|----------------------------|-----------------------------------|
| <b>Strategy Type:</b>      | House & Land Packages Real Estate |
| <b>Property Type:</b>      | House                             |
| <b>Storey Type:</b>        | Double Storey                     |
| <b>Title Type:</b>         | -                                 |
| <b>Contract Type:</b>      | Land + Build                      |
| <b>Council Rates:</b>      | \$-                               |
| <b>Water Rates:</b>        | \$-                               |
| <b>Strata Rates:</b>       | \$-                               |
| <b>Builder Wholesale:</b>  | -                                 |
| <b>Builder Retail:</b>     | Brolen Homes - Ross Molusso       |
| <b>Builder Aggregator:</b> | -                                 |
| <b>Investors:</b>          | -                                 |
| <b>Build Price:</b>        | \$-                               |
| <b>Internal Area:</b>      | -                                 |

|                             |            |
|-----------------------------|------------|
| <b>Yield Gross:</b>         | -          |
| <b>Build Contract Type:</b> | House      |
| <b>Estimated Rent:</b>      | \$-        |
| <b>Land Area:</b>           | 315.9 m2   |
| <b>Width Land:</b>          | -          |
| <b>Length Land:</b>         | -          |
| <b>Orientation Type:</b>    | -          |
| <b>Land Reg. Date:</b>      | 31/10/2019 |
| <b>Total Land Price:</b>    | \$384500   |
| <b>Total Build Price:</b>   | \$327500   |
| <b>Land Price:</b>          | \$-        |
| <b>Developer:</b>           | -          |
| <b>Developer Land only:</b> | -          |
| <b>Conjunction Partner:</b> | -          |



|                             |            |
|-----------------------------|------------|
| <b>Brolen Homes Listed:</b> | 27/08/2019 |
| <b>Total Floor Area:</b>    | 166.4 m2   |
| <b>Property ID:</b>         | 3633       |
| <b>Length Build:</b>        | -          |
| <b>Width Build:</b>         | -          |

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