

# THE CIRCUIT

Close to Everything. Part of the Circuit.

Lot 9968

Price

\$1,039,500

113 South Circuit



4



3



1



233.49m<sup>2</sup>



## Inclusions

### Fixed site costs & BASIX

2585mm high ceilings to ground floor

Reverse cycle ducted air-conditioning

Hybrid timber look flooring to main floor open areas

Carpet to bedrooms

Tiles to ceiling in all bathrooms with showers

Shower niches to bathrooms

Black finish bathroom accessories

Soft-close hinges to kitchen doors & drawers

Dishwasher & microwave

Full with mirror sliding wardrobe doors

Premium electrical package including downlights

Roller blinds to all clear glazed windows

Flyscreens to openable windows

Alarm with 4x motion sensors

Video doorbell intercom with colour screen

Coloured concrete driveway with plain crossover

Landscaping package

Plus, much more.....

Perfectly positioned close to the heart of town, The Circuit offers unparalleled access to this vibrant town centre, the hub of this thriving community.

Oran Park Hotel	400m walk
Oran Park Leisure Centre	380m walk
Oran Park Library	360m walk
Splash Park	320m walk
Podium Shopping Centre	680m walk
Skate Park	1,200m walk
Oran Park High School	1,300m walk
Oran Park Primary School	1,400m walk
Oran Park Commercial Precinct	850m walk

\* All distances are approximate

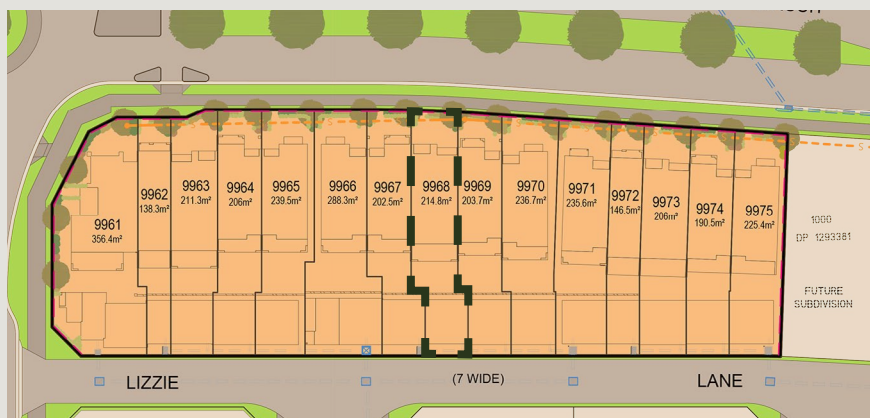


**ORAN PARK**



**Everyday**  
Homes

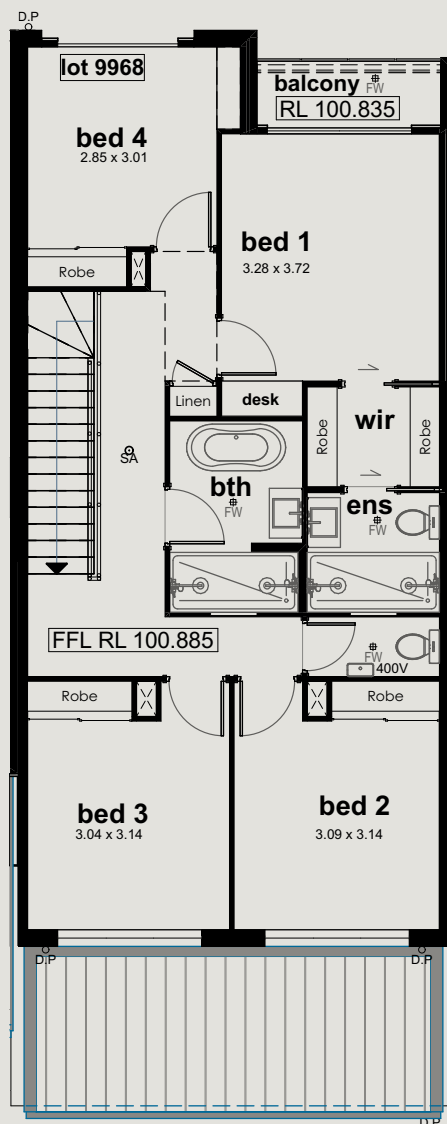
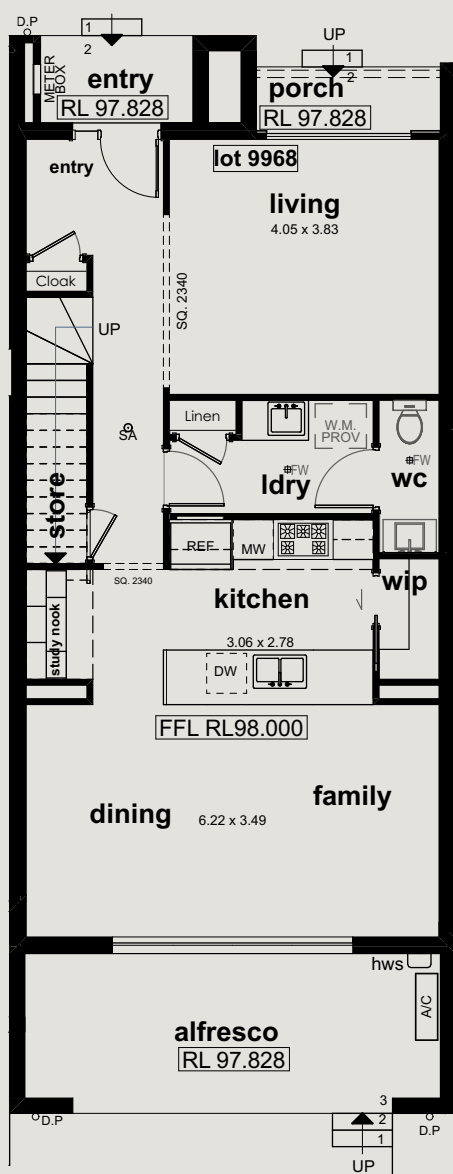
## Site Plan



## Area

Internal	167.1m <sup>2</sup>
Garage	36.68m <sup>2</sup>
Alfresco	15.53m <sup>2</sup>
Porch	5.89m <sup>2</sup>
Paved	5.36m <sup>2</sup>
Balcony	2.93m <sup>2</sup>
Total	233.49m <sup>2</sup>

## Floor Plans



## Ground Floor

## First Floor



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02 9043 7500  
oranpark.com.au



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