

LANDMARK POSTCODE

# 2800



Mt Canobolas  
Image courtesy of Alf Manciangli, Gecko Photographics

**LOCATION:** Orange  
3 hours west of Sydney

**POPULATION:** 39,000

**INDUSTRIES:** Manufacturing, mining, government services, tourism, agriculture.

**CLIMATE:** Seasonal.  
Summer 12.4C – 28.1C.  
Winter 0.4C – 10.6C.  
Annual rainfall 877.6mm.

From its early days, Orange prospered from riches dug out of the goldfields of central west New South Wales. Mining is still paying dividends for this vibrant and sophisticated provincial city but manufacturing, health, education and government services are a crucial part of the economic mix.

Add to that, a mild Mediterranean climate and quality infrastructure and it's easy to see why this is one of regional NSW's fastest growing cities.

Landmark's Stephen Townsend says Orange is a city full of appeal and opportunity. As a country community, locals enjoy the best of both worlds.

"We are far enough from Sydney to be self-sufficient but close enough to enjoy what it has to offer."

Orange is popular among retirees and families wanting a cosmopolitan lifestyle in a country setting.

"Farmers from out west retire here because of our first-rate health facilities and seasonal climate. The summer isn't too hot and the autumn is spectacular," says Stephen.

"Young families are attracted to our educational sector."

Local schools are enjoying the benefits from a \$15 million capital boost, including the construction of the state's first medical trade school, and Charles Sturt University is developing a new multi-million dollar School of Dentistry at its Orange campus. There is a Conservatorium of Music, theatres, galleries and first class sporting facilities that will soon include a \$5 million netball and basketball stadium.

The government sector is a major employer. The NSW Department of Primary Industries has been based in Orange since 1991.

A \$500 million rebuilding project is transforming both private and public hospitals to include new psychiatric and cancer care facilities.

A large manufacturing sector includes the white goods company Electrolux.

Just outside Orange, Newcrest Mining's Cadia Valley Operations is the state's largest gold and copper producer. A planned \$1.9 billion expansion program could see the mine become the largest underground mining operation in Australia, yielding an estimated \$30 billion of gold over 40 years.

The city sits at the base of an extinct volcano and fertile soils have sustained a highly productive agricultural industry that includes beef, wool, cereal crops, fat lambs, apples, cherries, olives and a celebrated cool climate wine industry.

Quality local produce is showcased in a gourmet food and wine sector that includes several highly acclaimed restaurants.

"We have all the facilities here but you can still escape," says Stephen. "Ten minutes out of town

and you are in the bush."

Surrounding Orange are several state forests, conservation areas and the Blue Mountains are just an hour away.

Stephen says there is a strong market for lifestyle blocks among miners and families with teenagers.

"We are also seeing farmers moving here from other areas looking for versatile country and more secure and reliable rainfall."

A feature property of 2,300 acres was recently sold to a buyer relocating from southern NSW.

"What impressed him was the productive capability of the place."

Stephen says the future is looking bright.

"We've had our best spring in about 8 years. Everything's looking a picture and this season is going to end on a high."

Contact:

Landmark Orange (02) 6361 1999  
Stephen Townsend 0427 631 957

#### PROPERTY GUIDE:

Residential: median price for a 3 bedroom house \$272,000.

Lifestyle: House on five acres b/w \$500,000 and \$650,000.

Larger acreage: 100 acres within 15km between \$5,000 and \$7,500 an acre.