



## 41 Orr Street, YARRAWONGA, VIC 3730

### CHARMING WITH ALL THE MODERN LUXURIES

Set in a keenly sought central location of Yarrawonga stands this classic 1960's red brick home that's been fully renovated to create a charming residence merging the original decorative features with superior modern living.

The landscaped garden, red brick facade and original tiled porch roll out the welcome mat to a suggestion of the quality to come.

Warmly inviting and wonderfully bright a consistent theme found internally with the lounge room presenting an open fireplace, ornate cornice and feature lighting. A large arch way gives access to the kitchen sitting in the heart of the home, with the dining area offering an effortless blend of indoor/outdoor ambience to a relaxing undercover alfresco overlooking the lush lawn and sparkling I.G pool, the perfect setting to entertain or play.

Resounding features:

- Master with high end finished ENS, custom WIR & feature skylight.
- Separate accommodation wing comprising 2 bedrooms with BIR's & bathroom.
- Kitchen with quality appliances & fully integrated dishwasher.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P137097

**SALE DETAILS**

**\$959,000**

**CONTACT DETAILS**

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Leigh Ramsdale**  
0408 385 150

- Cloak / shoe storage upon entry.
- Laundry with ample storage & direct access to pool / outdoor shower.
- Custom blinds & sheer curtains throughout.
- Exceptional outdoor undercover alfresco with built in BBQ.
- Brand new sparkling I.G pool, glass pool fencing & outdoor shower area.
- All year comfort with refrigerated heating & cooling.
- Genuine side access for Boat / Van Storage.
- Carport with roller door access to large shed / workshop.

A rare opportunity to secure a property offering the perfect balance of classic attributes and contemporary sophistication, all set in an enviable location.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Creative, Exhaust, Heating

- Land Area 827.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Single carport
- Ensuite











