

# 10 Orwell Street, Wangaratta, Vic 3677



## Sold House

Tuesday, 7 May 2024

10 Orwell Street, Wangaratta, Vic 3677

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 516 m2**

**Type: House**



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## Contact agent

Impeccably presented, as you step through this property you're greeted by the timeless allure of a 3 bedroom, 2 bathroom weatherboard home, exuding the cherished features synonymous with its era. From its lofty ceilings to the elegant sash windows, from the gleaming polished timber floors to the intricate ornamental ceilings, every detail speaks of a bygone charm. Situated mere moments from Wangaratta's CBD, sporting facilities, and the esteemed medical precinct, convenience intertwines seamlessly with comfort. For those affiliated with Northeast Health Wangaratta or seeking effortless access to medical amenities, the proximity of this abode is truly unparalleled. Moreover, with a day-care facility set to debut nearby, the allure of this property is further heightened. Under the current ownership, meticulous maintenance and thoughtful enhancements have been consistently applied, culminating in recent tasteful renovations to two bathrooms and the laundry. The primary bathroom boasts a shower/bath ensemble, complemented by a capacious vanity featuring soft-close drawers and luxurious caesar stone countertops, all underscored by ample power outlets. Meanwhile, the secondary bathroom, outfitted with a toilet, shower, and vanity, is adorned with floor-to-ceiling tiles in a neutral palette, awaiting personal touches. The heart of the home, the central kitchen boasts abundant cabinetry, a dishwasher, and a four-burner gas cooktop/oven. Seamlessly integrated with the adjacent meals area, primary living space basked in natural light and second sitting room, this area is both functionality and could be used for an array of different purposes suited to the needs of its next owner. Elevating the comfort the home is equipped with quality window furnishings, gas heating, and evaporative cooling, ensuring year-round comfort. Storage solutions abound within this abode, courtesy of built-in robes in each bedroom, supplemented by a dedicated storage cupboard within the sitting room, alongside overhead cabinetry in the laundry, ensuring everything has a place. Venturing outdoors, a captivating deck area awaits, enveloped by lush, established gardens adorned with fruiting trees, framing a low-maintenance backyard enclosed by secure fencing. Completing the outdoor area is a versatile shed/workshop, with power and concrete floor. Meanwhile, the addition of a single-car carport offers off-street parking convenience, whilst the inviting front porch provides the perfect place for indulging in a moment of relaxation with a steaming cuppa in hand. This exquisite weatherboard home, with tasteful modern renovations seamlessly marries heritage charm with contemporary allure. If a cherished home, meticulously enhanced and ideally positioned in highly sought after area, aligns with your aspirations, seize the opportunity presented by 10 Orwell Street, Wangaratta. Schedule your private inspection today by contacting Connor from Tait Real Estate on 0493 674 245. Other features: • Concrete stumps • Re-wired • Added floor insulation • Instantaneous gas hot water • External lighting