

# 11 Orr Court, Laverton, Vic 3028

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## Townhouse For Sale

Friday, 5 April 2024

11 Orr Court, Laverton, Vic 3028

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 112 m2

Type: Townhouse



For Sale By Owner VIC

0488847018

**\$700,000 - \$750,000**

Welcome to 11 Orr Court, where your dream home awaits! This ultra-modern 3-bedroom, 2-bathroom residence in Laverton offers an unparalleled living experience just 17kms from the CBD. Situated only a 2-minute drive from Laverton Train Station and within walking distance to 3 nearby schools, this property is perfect for first-time buyers, investors, and families alike.

**Key Features:**

- Seamless Flow:** Experience a thoughtfully designed layout that effortlessly connects the dining room, living area, and kitchen, creating an inviting space for you and your loved ones to gather and relax.
- Entertainer's Haven:** Step outside to discover a spacious deck, ideal for hosting gatherings with friends and family or simply unwinding in the tranquil surroundings.
- Bright and Airy Living:** Bask in the natural light that floods the living room, providing a warm and welcoming atmosphere for relaxation and entertainment.
- Gourmet Kitchen:** Food enthusiasts will delight in the modern kitchen, complete with sleek 900mm stainless steel appliances, stone benchtops, and glass splashbacks, making meal preparation a breeze.
- Stylish Bathrooms:** Indulge in style with each of the modern bathrooms, featuring high-quality fixtures and floor-to-ceiling tiles for a sleek and sophisticated finish. Every room has direct access to a full bathroom, and there is also a third toilet downstairs to service the ground floor.
- No Body Corporate Fees:** Enjoy the benefits of townhouse living without the added expense of body corporate fees, providing you with greater financial freedom.
- Luxurious Features:** Refrigerated ducted heating and cooling throughout the home, Security alarm and CCTV camera systems, Security doors at front and rear, Rainwater tank, Low maintenance courtyard, NBN and Foxtel installed, Lots of storage throughout the house, 6-star energy rating, Separate laundry with ample storage.

**Location Highlights:** Nestled in a friendly neighbourhood, this property offers the perfect balance of tranquillity and convenience. Laverton is ever growing and poised for further significant growth given its idyllic position, making it an attractive prospect for both first-time buyers and investors. With nearby parks, schools, Altona beach and Laverton Train Station within easy reach, you'll have everything you need right at your doorstep. Don't miss this incredible opportunity to make 11 Orr Court your new home. Contact us today to schedule a viewing and experience the magic for yourself!

The Phone Code for this property is: 41224. Please quote this number when phoning or texting.

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