

**30 Orr Street, Manifold Heights, Vic 3218**

**buxton**

**House For Sale**

Saturday, 27 April 2024

30 Orr Street, Manifold Heights, Vic 3218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



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**\$1,595,000 - \$1,695,000**

Showcasing stunning original character, incorporating quality updates for modern comfort, this grand home offers elegant living in the peaceful and picturesque surrounds of Manifold Heights. Set on a generous 643m<sup>2</sup> (approx.) north-facing allotment with excellent rear access via Douglass Street, within walking distance of all the cafes, shopping and amenities of the Shannon Avenue strip, local parks and reserves, primary and secondary schools, five minutes from Newtown's private school precinct, and less than 10 minutes from the CBD and Waterfront, enjoy idyllic local living with fantastic central accessibility. Set behind a picket fence and lush established gardens, the classic art deco façade offers a captivating introduction to the home. Inside, a wide central hallway takes your eye through the length of the home, showcasing polished timber floors, high ceilings, and beautifully preserved period detail. A formal lounge off the entry features a magnificent bay window with built-in seating, original mantel and plate rails, ornate ceiling detail, and classic pendant lighting. Three bedrooms in the original section of the home are generous in size, serviced by a bright central bathroom with luxurious bath, separate shower and modern vanity. The master bedroom is separately zoned at the rear offering a peaceful retreat, with walk-in robes and tastefully presented modern ensuite. The main living area seamlessly transitions to an open plan layout with north facing windows allowing natural light to flow throughout. Entertainers will love the kitchen, featuring beautiful stone benchtops, quality Miele appliances including 900mm oven, gas cooktop, semi-integrated dishwasher, in-built microwave, a double sink plus second sink in the island, elegant pendant lighting, ample storage and workspace. French doors open up from the living to an undercover entertaining deck, creating an effortless indoor-outdoor flow, perfect for the warmer months. Central heating plus split system heating and cooling keep you cosy or cool throughout the seasons. The rear yard offers a tranquil and secure space for the kids or pets to play bordered by beautifully maintained gardens. Rear access to an oversized double remote garage includes additional room for storage or workshop, with driveway space at the front of the property accommodating additional off street parking.