

# 4 Orr Lane, Montmorency, Vic 3094



## Sold House

Wednesday, 10 April 2024

4 Orr Lane, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 385 m2

Type: House



Elliott Taylor  
0412658137



Kiara Mitrevski  
0420511159

**\$1,060,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 7TH MAY 6PM (UNLESS SOLD PRIOR)SOLD by Jellis Craig. Nestled on the serene Orr Lane, this remarkable residence is the epitome of the perfect blend of luxury, functionality, and contemporary elegance. From meticulously crafted construction to thoughtfully designed spaces, every aspect of this home exudes superior comfort and style. Upon entry, be greeted by a grand foyer leading to the opulent master bedroom featuring a sprawling picture window, offering tranquil views of the surroundings, complete with an ensuite and a walk-in-robe. Step further into the home to discover a spacious formal living area adorned with another impressive picture window and a cosy fireplace, seamlessly connected by gleaming polished timber floors to an expansive informal living space. Here, the heart of the home unfolds with a dazzling kitchen boasting the latest finishes, an abundance of storage, under bench vacuum and stainless-steel appliances, marrying elegance with practical function effortlessly. Entertaining is a delight as the indoor living seamlessly transitions through bifold doors to the outdoor entertaining area, offering low maintenance yet inviting spaces for gatherings and relaxation. This home caters to family living with two additional bedrooms featuring built in robes and a stunning family bathroom, ensuring comfort and convenience for all. Enjoy the modern convenience of ducted heating, cooling and vacuum along with the practicality of a double garage with internal access. Nestled directly across from the verdant parklands of Harrison Reserve, residents can embrace nature's beauty right at their doorstep, with modern amenities including a sun-sheltered adventure playground and seating area. Benefit from the peace and privacy of cul-de-sac, with minimal traffic from only neighbouring residents. Moreover, enjoy the convenience of being within close proximity to Montmorency South Primary School, St. Francis Xavier Primary School, local reserves, playgrounds, cafes and the vibrant Were Street precinct. Experience effortless commuting with the newly developed train station offering direct lines to the City, making this exquisite property an alluring opportunity for buyers seeking the epitome of luxury living in Montmorency.