

# 40 Orr Street, Shepparton, Vic 3630



## House For Sale

Thursday, 25 January 2024

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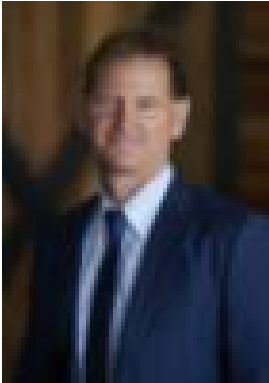
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 972 m2**

**Type: House**



Craig Mintern  
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## Contact Agent

Nestled in one of Shepparton's most prestigious locations and streets, surrounded by lush greenery and high-quality properties, this residence offers proximity to Shepparton's CBD, cafes, restaurants, Notre Dame College, churches, and Deakin Reserve. This stunning federation-style home boasts 3 bedrooms and 2 newly renovated bathrooms, accompanied by 2 spacious living areas and a large dining area. Including heritage features throughout this remarkable home offers room to extend at the rear for the discerning purchaser to harmoniously blend the home with a touch of modern glamour to accommodate your own family lifestyle - possibilities are endless. The beautiful large undercover entertaining area just off the open land kitchen and dining overlooks picturesque and well-established gardens, complete with an automatic sprinkler system. For added convenience, there's a large, detached garage with a remote gate for easy access, secure fencing ensuring complete privacy, and solar panels for enhanced electrical efficiency - all situated on a substantial 927m<sup>2</sup> allotment. Houses of this quality and position do not come along very often so i would be quick to investigate before your opportunity to live in this high demand street eludes you.