

**13 Forfar Drive, Moama, NSW 2731**

**CENTURY 21**

**House For Sale**

Thursday, 15 February 2024

13 Forfar Drive, Moama, NSW 2731

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



Beau Lyon

0439621772

## **\$700,000 to \$720,000**

Situated in the very family-friendly Highlands Estate Moama, this lovely four-bedroom, two-bathroom residence offers the epitome of modern living. Situated on a generous 754m<sup>2</sup> corner allotment in a quiet court, 13 Forfar Drive Moama exudes potential and functionality, promising a lifestyle of comfort and convenience.\* The master bedroom features a spacious en-suite adorned with stone finishes, a walk-in shower, and a double vanity. With great separation from the other bedrooms in the home and the second living area also acting as a parents retreat, offering the perfect escape after a long day.\* The remaining three bedrooms are all spacious and come with built-in robes, ensuring ample room for family members. A family bathroom, a separate laundry room, and an additional toilet provide convenient amenities for daily living.\* The heart of the home boasts a gourmet kitchen adorned with stone benchtops, a stylish glass splashback, and high-quality stainless-steel appliances. The walk-in pantry offers abundant storage space, ensuring both practicality and style in your culinary endeavours.\* Two living areas provide ample space for relaxation and entertainment, catering to the diverse needs of modern families. The internal floor plan is versatile, giving you the freedom to arrange living and dining spaces according to your preferences and needs.\* A double garage with internal access simplifies vehicle parking and offers extra storage options. To keep the climate comfortable year-round, the house is equipped with ducted evaporative cooling and ducted gas heating.\* Outside, you'll discover an undercover entertaining area, perfect for hosting gatherings or enjoying a quiet evening. The property also offers genuine side gated access, a blank canvas of a yard for you to put your own personal touches on, and plenty of room for children and pets to relish the great outdoors. Potential for shedding or swimming pool is also a bonus! Conveniently located close to playgrounds and parks, ideal for families with young children. Additionally, it is just a short drive to the vibrant Moama main shopping precinct, offering an array of dining, retail, and entertainment options. Don't miss the chance to make this house your next home or investment property. Arrange an inspection today and view the potential that this property offers for yourself! \*\* Currently leased to a young family, on a periodic arrangement, with a return of \$500.00 per week.