

# 1B Shiraz Court, Moama, NSW 2731



## House For Sale

Tuesday, 9 January 2024

1B Shiraz Court, Moama, NSW 2731

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1533 m2

Type: House



Liam Russell  
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Lauren Webster  
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**\$1,345,000 - \$1,400,000**

Welcome to 1B Shiraz Court, Moama, this home is a contemporary masterpiece that embodies modern luxury, featuring spacious and well-appointed interiors that are certain to leave a lasting impression. Located in the desirable 'Perricoota Run' on a picture perfect 1,533 sqm allotment. Things to Love: - Nestled among well established executive homes in Perricoota Run, situated on a generous 1,533m2 allotment. - The heart of the home enjoys a soaring 12ft ceiling, complemented with an impressive stacker stone gas fireplace. - The kitchen is a true masterpiece, with stone benchtops, double oven and large butler's pantry. - Every room of the home is generous in size and is filled with an abundance of natural light throughout. - The master suite enjoys it's own walk-in-robe, luxurious ensuite bathroom and impressive views of the swimming pool. - The second & third bedroom both enjoy built-in-robies and an abundance of space. - The fourth bedroom is perfect for a guest suite, with pool views and has it's own walk-in-robe & ensuite bathroom. Plus enjoys seamless connection to the second living room. - The outdoor entertaining area is strategically positioned with the home wrapping around three sides and enjoys expansive views of the Magnesium Swimming Pool. With a statement timber ceiling, exterior blinds & ceiling fans, this space creates the perfect gathering area for entertaining year through.- Enjoy temperature comfort with split system's to all bedrooms of the home. - Offering double access gates, enjoy the convenience of storing your boat, caravan or trailers with an abundance of space. - Conveniently located within walking distance to Sporting and Social Clubs, Moama Anglican Grammar, Three Black Sheep Cafe and Safeway Square Shopping Centre, offering a lifestyle of comfort and accessibility. This home is sure to captivate the heart, an inspection is an absolute must to show just how impressive the residence is. Enquire your interest today!