

**23 River Gums Drive, Moama, NSW 2731**

**CENTURY 21**

**Sold House**

Friday, 14 June 2024

23 River Gums Drive, Moama, NSW 2731

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1663 m2**

**Type: House**



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## Contact agent

Located in the popular Winbi estate, this beautiful custom built home has been constructed to the highest standards by Winning Homes, one of Echuca/ Moama most renowned builders. In a classic ranch style taking advantage of the wide block frontage this unassuming front oozes class and has a timeless appeal. Upon entering the home you are greeted to your right be a large double door study, bright, spacious and could be easily utilised as a guest bedroom. Continuing right down the hall way you are lead to the expansive master suite, featuring a huge bedroom, more of a parents retreat than a bedroom, large walk in robe and a spacious ensuite with a huge double shower and twin vanities. The opposite end of the house hosts the remaining two bedrooms, complete with a beautiful main bathroom and separate powder room. The Centre of the home is the main kitchen living and dining area, large, functional and luxurious are the main points in this kitchen with induction cooking wall mounted oven and microwave, expansive stone benchtops and island bench the looks out over the living area, there is also a breakfast bar come servery that looks and opens to the outdoor entertaining area. Behind it all is the large butler's pantry with extra sink and endless storage options. The living and dining area adjacent a both large spaces and flow effortlessly together with a gas log fire for warmth and ambience, and panoramic views of the entire rear yard. Separated by a set of beautiful custom metal and glass doors is a separate living area and with fire place it's the perfect spot if you want to separate the living area in this home but it can be easily opened up keep it versatile for any occasion. The home is kept comfortable year round with the assistance of double glazed windows R6.5 insulation, ducted evaporative cooling, ducted gas heating, gas log fires and split system heating and cooling. Outside a large entertaining area runs along the rear of the home, with electric blinds to ensure year round comfort. The backyard is complete by a beautiful in ground pool, automated sprinklers and a huge shed with boat / caravan storage and a workshop including toilet and second alfresco. Complete with heat pump heating for the pool and solar power for the home, this property is finished off to the highest standard with nothing left to do.