

# 3 Snow Gum Court, Moama, NSW 2731



## House For Sale

Tuesday, 5 December 2023

3 Snow Gum Court, Moama, NSW 2731

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1325 m2

Type: House



Liam Russell  
0354822111



Lauren Webster  
0408211344

**For Sale By Set Date - \$1,290,000 - \$1,380,000**

Welcome to 3 Snow Gum Court, Moama – where impeccable design meets immaculate presentation. This near-new home, boasts a charming facade and a picture-perfect interior that will captivate your heart. This stunning home is immaculate from the front step to the back fence, prepare to be swept off your feet! Things to Love: - Proudly and thoughtfully placed on a wonderful 1,325 sqm allotment, in a peaceful court in one of Moama's most sought after and prestigious estates.- The home is designed and positioned to capture the eastern and northern sunlight into the living areas and master bedroom.- Feel a true sense of luxury with top quality fixtures and Hamptons grandeur throughout including a butlers pantry, 9ft ceilings, high doorways and touches of charm at every turn.- The master suite is luxurious & sophisticated, overlooking the inground pool and enjoys it's own ensuite bathroom, walk-in-robe & built-in-robe and french doors leading to the pool area.- The main bathroom features a wonderful freestanding bath that is sure to capture the eye.- The home radiates with an abundance of natural light throughout, creating a light, bright & uplifting atmosphere. - Enjoy working from home with a generous sized office or sitting room at the front of the home, plus a formal lounge. - Enjoy seamless indoor-outdoor connection with botique sliding doors opening onto the outdoor entertaining area.- Heated magnesium pool, enjoy your very own oasis in your own backyard. - Designated BBQ area, that overlooks the swimming pool, perfect for entertaining. - Impeccably manicured grounds, creating beautiful views from every window of the home. - Automatic sprinkler system to keep your lawns & gardens green year through.- Regency gas log heater, plus a split system in the open living area, ducted gas heating and ducted evaporative cooling.- 10KW of solar power and a 6 star energy rating.- Wide side access, with space to store your boat, caravan or trailer and direct access to the 6m x4m concreted shed. - This residence is better than new! with an approximate 9 years still to run on the new home warranty and the most caring owners having done all the hard work. This property is unrivalled in beautiful features & true charm, offering a pinnacle of luxury and functionality. Enquire your interest today, this home is one not to be missed!