

**32 Moray Street, Winmalee, NSW 2777**

**LISTER**

**House For Sale**

Wednesday, 17 April 2024

32 Moray Street, Winmalee, NSW 2777

**Bedrooms: 4**

**Bathrooms: 3**

**Area: 735 m2**

**Type: House**



Scott Lister  
0247516888



Nathan Chapman  
0429963449

## **Auction Guide \$990,000**

Auction Location: On Site Discover your modern family oasis on a sprawling 744m<sup>2</sup> block (approx.). The luminous open-plan living area boasts elegant timber flooring and expansive windows framing lush backyard views. Downstairs, a separate living space with a bedroom, bathroom, and independent access offers versatility as a guest suite or teen retreat. Two covered decks and a large uncovered patio overlook meticulously landscaped gardens, promising serene relaxation and outdoor gatherings. Embrace the opportunity to create enduring memories in this remarkable, contemporary family abode. Ideal for families looking for more space and being close to local schools and amenities. Winmalee Shopping village and Public high school approximately a 1.8km drive. Don't miss your chance to make lasting memories in this amazing established, modern family home.

- Modern kitchen equipped with gas stove top, stone benchtop, stainless steel appliances, dishwasher, and butler's pantry.
- Four bedrooms, each with built-in wardrobes; main bedroom boasts a luxurious ensuite.
- Internal laundry provides easy access for your laundering needs.
- Two covered decks and a large uncovered patio, offer stunning garden views, perfect for outdoor relaxation.
- Enjoy privacy and security with a Colorbond fence enclosing the beautifully landscaped yard.
- Peace of mind ensured with a 22,000-litre water tank with pump for backup during power outages. Easily accessible via side access with freshly painted concrete steps and path.
- Stay comfortable year-round with split system air conditioning, ceiling fans and gas heating throughout. Fireproof shutters, enhancing safety and security.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.