

70 River Gums Drive, Moama, NSW 2731

CENTURY 21

Sold House

Sunday, 22 October 2023

70 River Gums Drive, Moama, NSW 2731

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1297 m2

Type: House



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Contact agent

Designed from the ground up with only one thing in mind: a relaxed, low maintenance lifestyle with the ability to entertain family and friends 365 days of the year, 70 River Gums Drive Moama certainly delivers on that potential and more. Power couples, families, holiday makers, investors, retirees this could very well be the one you have been looking for.

Meticulously cared for and constructed by 'Senior Builders', one of Echuca/Moama's premier building companies, the quality is on show from the moment you step foot onto the driveway to approach the front door. Comprising of: * Four spacious bedrooms, with a separated master suite incorporating a walk through robe and en-suite with single vanity and lots of storage, wrap around shower with floor to ceiling feature tiling and separate toilet, with the remaining bedrooms featuring built in robes and ceiling fans * A beautifully lit open plan living, kitchen and dining room with the ability to 'bring the outside in' through sliding doors to the outdoor entertaining area * The functional kitchen space boasts stone benches, top of the range appliances, walk in pantry, and a multitude of drawers and overhead cupboards that provide loads of storage options * Two well separated formal living / rumpus / playroom / theatre options * Separate study nook/room with a built in desk, ideal for working from home or a quiet space for the kids homework * A guests powder room with toilet and a well-appointed laundry room with bulk storage options complete the very impressive internal layout * Ducted evaporative cooling and ducted natural gas heating maintain a comfortable temperature in all seasons throughout the entire home * Easy to look after timber look floating floors, laid in a herringbone style, top quality carpeting, extra ceiling height and quality fittings and fixtures contribute to making the whole property feel very high end Outside the home is packed with features also that contribute to the lifestyle aspects and add outstanding value. * Directly off of the main living/dining/kitchen is the undercover entertaining area, with the ability to be partially enclosed via electric blinds, exposed ag concrete, TV points and natural gas connection for the BBQ or for a future outdoor kitchen * Genuine side gated access alongside the oversized double garage, that leads you to a cracking shed (6m x 10m approx) that is more than capable of storing the boat, trailer, caravan, tools and toys with extra high door clearance down one side as well * Fully automated sprinkler system, for the front and rear lawns/gardens that are in absolutely pristine condition *

Approximately 1297m² allotment And finally, one of the most important things to consider when purchasing real estate is location. How could you possibly not enjoy where this home is situated. Cafes, wineries, recreation clubs, sporting, education and medical facilities are all only a few minutes in any direction and only 850m to the Murray river! Surrounded by other beautifully maintained and high quality builds this home has amazing street appeal. If you have been looking for the type of home that is literally turn key ready then don't look any further than right here. The home has been loved and maintained to the highest standard and is ready to handover to it's next new owner. There is nothing else to do other than kick back, relax and enjoy your new lifestyle. Arrange your viewing ASAP!