

8 Egret Street, Moama, NSW 2731

CENTURY 21

House For Sale

Sunday, 10 March 2024

8 Egret Street, Moama, NSW 2731

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2292 m2

Type: House



Josh Wilson
0354823433

\$980,000 to \$1,050,000

Set out on a massive 2292m² (approx) allotment in one of Moama fastest growing and most popular residential estates this beautiful family home is the quintessential lifestyle property we are all searching for. This is a home that you need to experience for yourself to truly grasp just how much is on offer in terms of size and quality. Comprising of four generously sized bedrooms, with each room featuring ceiling fans, quality window furnishings and walk in wardrobes. The master suite is well separated from the rest and incorporates a very spacious walk through robe and en-suite with double vanity and separate toilet. The huge open plan living, kitchen and meals area is the star of the show boasting clean, neutral colour tones and tons of natural light. The kitchen comes complete with stainless appliances, walk in pantry and stone benches. For those of us that enjoy the comfort of a home office these days, you are also catered for with a study/office space, off the main living area so that you don't feel completely isolated, but can still zone out when needed. Speaking of zoning out, a secondary formal living room can be closed off altogether allowing it to create all sorts of options, whether it be a theatre room, quiet seating area, kids play room or parents retreat. A family bathroom that carries through the same features as the en-suite, separate toilet and laundry room with loads of storage options complete the very impressive and welcoming internal floor-plan. Ducted evaporative cooling and natural gas heating maintains a consistent, comfortable temperature all year round, with the added bonus during the winter months of real heat from the fireplace in the family living area. Outside you can let your imagination run wild. An alfresco area runs the length of the rear of the home leaving plenty of room for the outdoor setting and lounge to sit down and then admire the beautifully maintained lawn. A 15m x 6m shed with roller door access, concrete floor and power is every mans dream to have. Loads of storage space for the toys, the tools and for the family and friends to kick back and enjoy the hospitality. Side access is granted to the right of the property allowing you to get clear access to every square metre of the property you have available. Whether it be extra vehicles, trailers, boats, caravans etc this place has you covered. For the green thumbs as well there is a designated area already set up to grow your own vegetables, a hen house for some fresh eggs in the morning and if you have a preference for housing birds then this Avery will blow you away. And let's not forget when of the real key factors in what makes this property so special, the location. Only a short distance to recreation clubs, sporting clubs, wineries, schools, shopping centre, parks, playgrounds and literally walking distance to the Three Black Sheep café and the mighty Murray river! There is so much to offer here at 8 Egret Street Moama. Growing and established families, holiday makers, up-sizers, down-sizers, retirees the opportunities are endless and most of the hard work done for you. Don't miss out on this chance to own quality real estate in such a great location, get in touch now!