

**3/61 Winbi Avenue, Moama, NSW, 2731**



**Unit For Sale**

Tuesday, 3 September 2024

3/61 Winbi Avenue, Moama, NSW, 2731

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Lucy Piotrowski  
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## **Strata Holiday Unit On The Banks Of The Murray River - Winbi River Resort**

Looking for a perfect holiday retreat. Escape the city and come to Winbi River Resort Moama. Nestled amongst the expansive manicured gardens and lawns, located right on the Murray River is this delightful fully furnished, self contained strata titled, two bedroom villa unit with a lovely inviting decked area out the front for perfect entertaining.

Immaculately presented throughout. The well equipped renovated modern kitchen includes a dishwasher, gas cooktop, electric oven, and plenty of storage. The bathroom has also been renovated throughout with a shower, vanity and excellent cupboard space, and room for under bench washing machine and dryer. The bedrooms have built in robes and ceiling fans. Enjoy the comfortable lounge area which is like a home away from home. The split system in the main living area ensures excellent heating and cooling throughout. This villa offers modern contemporary comfort.

The resort has excellent facilities and entertainment for the family, including storage for ski equipment or boat (negotiated), there is ample parking for extra cars and or a boat at the rear of the unit. Additionally residents enjoy exclusive access to the resort facilities, which include 2 x outdoor swimming in ground pools, private beach, boat ramp, bbq area, playground, tennis court, bike (BMX) track, kids play ground and basketball ring and of course the access frontage to the Murray River.

Located within walking distance to the Moama shopping centre where there is a Woolworths supermarket, bakery, bottleshop, newsagent and other specialty shops.

This property offers the opportunity to capitalise on it as a holiday letting unit with the current letting agent or choose to enjoy both with the use of this for yourself and or let it out.

Summer is nearly here. This would be a great opportunity to enjoy year round accommodation.

Call now for a private inspection - Lucy on 0417 565 056