

## 1 Annie Ct, Moama, NSW 2731

\$485,000 - \$515,000

House 3  1 



### Smart Opportunity

Tucked away in a quiet court, 1 Annie Court, Moama offers an excellent opportunity for first home buyers or investors looking for a solid, well-located property with plenty of potential. Set on a generous 627m<sup>2</sup> (approx.) block, the home features three comfortable bedrooms, each complete with built-in robes, while the central bathroom includes a bath, shower and single vanity, accompanied by a separate toilet.

#### Open for Inspection

Sat, 14 Mar 2026 - 11:30 AM to 12:00 PM

The heart of the home is the spacious open living area, incorporating a generous lounge, dining space and kitchen, creating an easy and functional layout. The laundry is conveniently positioned just off the kitchen, also providing direct access to the backyard.

Outside, the property offers side access gates, allowing handy access to the backyard and providing flexibility for trailers, additional vehicles or future shedding. Positioned in a great pocket of Moama, the home is surrounded by bush walking tracks and located close to primary and secondary schools, while the Moama Marketplace is just moments away for everyday convenience.

A comfortable home with a practical layout, a sizeable block and a sought-after location, 1 Annie Court presents a fantastic entry into the Moama market or a smart addition to an investment portfolio. Opportunities like this don't tend to last long.

#### Listed By

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