

117 Tandarra Rd, Moama, NSW 2731

\$1,250,000 to \$1,350,000

House 3 3 10



Rural Dream Property

Located only 1.2km from Rich River Golf Club, this immaculate lifestyle property gives you all the space you need while keeping you close to everything Moama has to offer.

Set towards the front of this 8.10Ha allotment, the main house is a beautiful high-end cottage with two large bedrooms, both with built-in robes, and two luxurious bathrooms. The open plan kitchen, living, and dining room gives you plenty of space, high-end appliances and finishes, but does not forget where it came from. It all flows effortlessly out to the entertaining space with a large secure yard, fire pit area, and the second building, currently set up as a work from home space but could just as easily be a teenager's retreat, guest house, pool house or the perfect spot for your hobbies.

A modular transportable makes up the last part of the living spaces, currently set up as a 1-bed, 1-bath, 1-living space. It is also the perfect spot for guests or that teenager wanting their own space.

Two sheds give you plenty of storage: the first is a large machinery shed at the front of the property, with plenty of room for cars, vans and boats. The second is a barn-style shed for extra storage or the perfect workshop.

Sold with 4Meg of high-security water rights, town water connected, and in-ground sprinklers throughout the entire house area and 8Kw of Solar, this low-maintenance lifestyle property has everything you have been looking for.

Small acreage properties like this don't come up often in Moama, and even rarer is it for them to come up so close to town.

Subject to Council approval, the surrounding land in this area has been identified in the Murray River Local Housing Strategy for potential rezoning to RU6 Transition zone, which may offer future subdivision opportunities.

To place an offer on this property, please follow the link below:

<https://buy.realtair.com/properties/233438>

Open for Inspection

By Appointment.

Listed By

Andrew Lochhead

