

3 Winnima Ave, Moama, NSW 2731

\$615,000 - \$650,000

House 4 3 3



## Spacious Family Living

Set in a quiet Moama street, 3 Winnima Avenue offers generous spaces, multiple living zones and a fantastic covered outdoor entertaining area, all positioned on a spacious, secure allotment.

### Internal Features

- Four bedrooms, including master with walk-in robe and ensuite
- Second bedroom featuring built in robe and ensuite
- Remaining bedrooms with built-in robes
- Central main bathroom with shower, bath and separate toilet
- Spacious front living room filled with natural light
- Large family room with direct access to outdoor area
- Functional kitchen with gas cooktop, wall oven, dishwasher and ample cabinetry
- Dedicated dining area adjoining the kitchen
- Separate laundry with external access
- Ducted gas heating and ducted evaporative cooling
- Ceiling fans in all bedrooms and throughout the living areas

### External Features

- Expansive covered outdoor entertaining area with ceiling fans
- Secure backyard with established trees and lawn space
- Two sheds (approx. 6m x 3.2m & 2.9m x 3.9m)
- Gated carport, plus additional driveway parking
- Patio access from rear bedroom

A solid, well-maintained home offering space, flexibility and excellent entertaining in a sought-after Moama location close to local amenities and the Murray River lifestyle.

Currently leased until July 2026.

### Listed By

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**Open for Inspection**

By Appointment.

