**First National Real Estate Charles L. King & Co**
172 Hare Street,
Echuca VIC 3564

## 41 The Range Boulevard Bvd, Moama, NSW 2731

**Sold - $865,000**

House 4 2 2
















# Ready, Set, GO

Positioned in the highly sought-after The Range Estate, this brand-new home delivers the perfect blend of modern style, space and lifestyle convenience. Surrounded by parklands and walking tracks, and just minutes from the renowned Rich River Golf Club, you'll also enjoy being only a short drive to the popular Five Mile Boat Ramp - making it ideal for families, golfers and boating enthusiasts alike.

Designed for easy living, the home offers four generous bedrooms plus a separate study, providing flexibility for growing families or those working from home. The master suite features a walk-in robe and private ensuite, while the remaining bedrooms are well-sized with built-in storage.

At the heart of the home is a light-filled open plan kitchen, dining and living area that seamlessly flows to the rear undercover entertaining space - perfect for hosting family and friends all year round. The modern kitchen is well-appointed with quality appliances, ample storage and a functional layout that connects effortlessly with the main living zone.

Practicality has also been thoughtfully considered, with side access ideal for securely storing a caravan, boat or trailer, along with a double lock-up garage offering internal access. The backyard provides a blank canvas with space for a shed or pool (STCA), allowing you to further enhance the property to suit your lifestyle.

With all the hard work already done, this turnkey home presents an outstanding opportunity to secure a quality new build in one of Moama's most popular estates. Move in, relax and enjoy everything this fantastic location has to offer.

**Open for Inspection**

By Appointment.

**Listed By**

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.