

20 Manzanillo Ave, Moama, NSW 2731

Sold - 13/10/2021

House 4 2 3



## Magnificent Manzanillo Manor !

Located in one of Moama's most exclusive and highly regarded residential estates you will find this absolutely amazing family home. If you have been looking for the type of home where you literally do not have to do a single thing then it looks like 20 Manzanillo Avenue Moama is the place for you! The sensational internal floor-plan comprises of four generously sized bedrooms featuring built in wardrobes, with the master suite completely disassociated from the others boasting a full sliding wall of wardrobe space, separate walk in robe, very impressive en-suite with feature tiling, double vanity and stone bench, and external access to the entertaining area and swimming pool. Take your pick from three distinctive living areas that each serve a different purpose. Living room one can be closed off from the others and could be utilised as a theatre/gaming room, quiet reading space or a parents retreat. Living area two is the largest of the three and combines beautifully with the kitchen and meals area making for the perfect place for the family to come together or the ideal indoor entertaining space. Living room three is located at the rear of the home and extends to the outdoor entertaining area allowing a flood of natural light through the home. The gourmet kitchen is very well appointed with stainless steel appliances, stone bench/breakfast bar and a very impressive walk through butlers pantry with ample storage, secondary sink and loads of space. The other wing of the home is set up perfectly for the kids or guests. Another smaller living space with a hidden study cupboard accompanies the three extra bedrooms that are serviced by a large family bathroom and separate powder room. Completing the comfortable floor-plan is a laundry room and massive linen cupboard. One thing that can't be denied throughout this home is storage options. Temperature through all the seasons is maintained perfectly via ducted evaporative air conditioning and natural gas heating throughout the entire home. Outside is where this home really hits a serious stride. The ultimate, and I mean ultimate, outdoor entertaining area spreads right out before your eyes and will blow you away! Have a listen to this feature dump: an in-ground, solar heated, salt chlorinated swimming pool is the star of the show directly located off a undercover entertaining area that spans the width of the home. High quality brush fencing panels provide all the privacy you need while swimming in the summer and also when warming yourself up by the fire pit area in the winter months. Not many homes can boast the fact that they basically have their own pub/cafe set up in their backyard. Pour yourself an icy cold drink from the taps behind the bar, cook yourself a red hot wood fired pizza from the built in oven and look out over your home while entertaining family and friends. While you relax, the kids are also completely catered for as well with a concrete basketball/netball area, in-ground trampoline and cubby house providing kids of all ages something to play with and enjoy outside. Establishing consistent green grass coverage heading into the spring time weather, an in-ground sprinkler system and 1.5mgL water allocation assures the surrounds are in mint condition. The positioning of the home on the 4087m2 (approx) allotment allows for double gated side access, next door to the three car garage, that then leads you down to one of the biggest features of this property without a doubt. A huge 20m x 12m shed (that could almost double as a hangar!) could well be the best one you have ever seen. Capable of storing absolutely everything you could possibly need including boats, trailers, motorhomes, caravans etc and features concrete flooring, plastered walls, power and dual lift doors. Well that is about it! Even after writing all of the above I have probably barely scratched the surface of the level of quality and finish that this home presents. It is hard to put into words the feeling that you will get once you walk through the front door and explore what is on offer here. A truly special home and potentially a once in a lifetime opportunity to secure some of Moama's finest real estate. Please get in contact today if you would like more.

Open for Inspection

By Appointment.

Listed By  
Beau Lyon



Listing Number: 3191559