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2 Egret Street MOAMA NSW



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## Expansive family entertainer | Under Offer & Acceptance

Luxury Metricon display home with 8% leaseback!

A luxuriously spacious single-level, four-bedroom family home. The heart of the home is dedicated to living with an expansive open plan kitchen, living and dining with effortless indoor/outdoor flow to a beautiful outdoor alfresco area and courtyard. With beautiful timber floors, the stylish kitchen features an oversized breakfast bar island and substantial walk-in pantry. Thoughtfully designed, the master suite, complete with double ensuite and walk-in-robe is located towards the front with a separate living room, and three double bedrooms, and a family bathroom are grouped together at the rear with an additional living room. Featuring timeless finishes and thoughtful design for the modern family throughout. A beautiful place to call home.

Situated within a lovely community surrounded by fantastic schools, shops, and a multitude of leisure activities.

### Key Features

- Generous open plan kitchen, living and dining occupy heart of the home
- Beautiful outdoor alfresco area makes the most of indoor/outdoor living
- Stunning timber floors though main living areas and walkways
- Stylish kitchen with oversized breakfast bar island and substantial walk-in pantry
- Four double bedrooms, master suite with WIR and ensuite
- Large family bathroom with separate freestanding bath and shower
- Generous laundry room
- Double garage with huge workshop area
- Situated within a lovely community surrounded by fantastic schools, shops, and a raft of leisure activities
- All statutory outgoings and utilities (excluding land tax) are paid for by Metricon during the term of the lease, including council rates, insurance, gas and electricity

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# Avery 34

as Displayed at Moama



House Area:	254.99 m <sup>2</sup> (27.45 squares)
Garage Area:	58.80 m <sup>2</sup> (6.33 squares)
Portico Area:	6.09 m <sup>2</sup> (0.66 squares)
Grand Outdoor Area:	27.71 m <sup>2</sup> (2.98 squares)
Court Area:	1.87 m <sup>2</sup> (0.20 squares)
Total Area:	349.46 m <sup>2</sup> (37.62 squares)
Total Length:	29.87 m
Total Width:	15.95 m