



## 22 Sugargums Drive, MOAMA

### Quality, Class & Space

Nestled on a peaceful 1466sqm landscaped allotment (approx) in the "Winbi Estate" is this beautiful recently completed, craftsman built home of absolute quality. It begins with the stunning facade including the combination of select brickwork with feature peer, render and timber. The merbau deck and the large pivot entrance door welcomes you into a wide hallway with feature wall lighting and leads you to even better things. The centre piece of the home is the spacious open plan living and meals area, ready for entertaining. Couple this with a kitchen masterpiece including wide ceasarstone benchtops, an abundance of storage including pot & crockery drawers, overhead cupboards, two built in bar fridges, induction cooktop & retractable exhaust range. Not to mention the butler's pantry which not only accommodates more storage but also has a double wall oven, dishwasher and prep sink area. Towards the front of the home there are three of the bedrooms, all with built in robes, ceiling fans & access to a centrally located second living room, study area & storage, along with a beautifully tiled bathroom & separate powder room. The very spacious master bedroom is at the rear of the house and includes a superbly styled ensuite, separate WC and huge walk in robe. The difference and quality is in the detail, from the kitchen and bathroom tapware, to the floor and wall tiles, the LED and feature lighting, square set plaster throughout and top of the range ducted and zoned refrigerated cooling/gas heating throughout. From the living area, glass stacker doors open out to a large tiled outdoor alfresco dining area with the inclusion of ceiling fan and separately zoned ducts for heating and cooling. The triple garage has extra storage cupboards and direct entry into the house. There is also easy drive through access to the rear yard with an expansive lawn area including auto

**TYPE:** Sold

**INTERNET ID:** 18901460

#### SALE DETAILS

**\$769,000.**

#### CONTACT DETAILS

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sprinkler system. If you are looking for a brand new and spacious modern family or retirement home ready to move in to now, inspect this one and be impressed. Located close to Clubs, wineries, Grammar school and Murray River.

- Bedrooms: 4
- Bathrooms: 2
- 3 car garage







