



40 Cordeaux St, Willow Vale



A FAMILY HOME WITH A SEPARATE COTTAGE – SET ON ALMOST $\frac{3}{4}$ ACRE (2,782m²) OF BEAUTIFULLY STRUCTURED GROUNDS

THE PERFECT PACKAGE – ROOM FOR EVERYONE

THERE ARE MANY OPTIONS TO THIS SUPERB PROPERTY

ACCOMMODATE 2 FAMILIES OR LIVE IN ONE AND RENT OUT THE OTHER

'RANGEVIEW' IS AN IMMACULATELY PRESENTED 4 BEDROOM HOME - PLUS, A 2 BEDROOM WELL APPOINTED COTTAGE WITH OWN ENTRANCE AND SET BACK FROM THE ROAD

WALKING DISTANCE TO HIGHLANDS GOLF COURSE & RESTAURANT

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MAIN HOUSE: BRICK AND TILE CONSTRUCTION

*** Generous entry from front terrace**

6 3 4 2,782 m²

Price	GUIDE \$1.65m
Property Type	Residential
Property ID	250
Land Area	2,782 m ²

Agent Details

Susie Embleton - 0488 568 688

Office Details

Mittagong
7 station street Mittagong NSW
2575 Australia
02 4872 1162



- * 4 bedrooms – main with bay window
- * Built-in robes – walk-in robe in main
- * 2 bathrooms – ensuite to main
- * Formal lounge with bay window and garden vistas
- * Formal dining adjacent to kitchen
- * Casual meals/family room with sliding doors to north facing courtyard
- * Tiled floors in living areas
- * Galley timber kitchen with electric oven & hotplates, flue, plenty of storage and a breakfast bar
- * Sunny sitting/t.v.room with sliding door to courtyard
- * Double garage with power & internal access
- * Workshop in garage
- * Large garden shed
- * Water tank for garden
- * Landsize: 2782m2
- * All town services

COTTAGE: BRICK AND TILE CONSTRUCTION

- * 2 bedrooms
- * Built-in robes in main
- * Open plan lounge & dining with sliding doors to covered timber verandah with views to the 'Range'
- * Kitchen with electric appliances and plenty of cupboards
- * Large bathroom with shower, vanity & tasteful lights
- * Separate w.c. (powder room) with vanity
- * Verandahs on 2 sides
- * Separate gate entrance from road

SET ON A BEAUTIFULLY STRUCTURED, LANDSCAPED BLOCK AND SURROUNDED BY MAGNIFICENT SPECIMEN TREES, GARDENS AND HEDGES WITH EYE-CATCHING VIEWS TO THE 'RANGE' AND BEYOND

ONLY A FIVE-MINUTE DRIVE TO MITTAGONG AND THE HUME MOTORWAY

ALL THE HARD WORK HAS BEEN DONE – A VERY IMPRESSIVE PACKAGE

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