



40 Cordeaux St, Willow Vale



A 4 BEDROOM FAMILY HOME WITH SEPARATE, FULLY SELF-CONTAINED 2 BEDROOM COTTAGE

**'RANGEVIEW'**

**A 4 BEDROOM FAMILY HOME WITH SEPARATE, FULLY SELF-CONTAINED 2 BEDROOM COTTAGE SET ON ALMOST ¾ ACRE (2,782m2) OF BEAUTIFULLY STRUCTURED GROUNDS**

**A GARDEN FOR ALL SEASONS**

**THE PERFECT PACKAGE – ROOM FOR EVERYONE**

**THERE ARE MANY OPTIONS TO THIS SUPERB PROPERTY**

**'RANGEVIEW' IS AN IMMACULATELY PRESENTED HOME AND THE COTTAGE IS WELL APPOINTED AND SET BACK FROM THE ROAD**

**WALKING DISTANCE TO HIGHLANDS GOLF COURSE & RESTAURANT**

**MAIN HOUSE: BRICK AND TILE CONSTRUCTION**

- \* Generous entry from front terrace
- \* 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

🛏 6 🗺 3 🚗 4 📏 2,782 m2

**Price**

BY NEGOTIATION - HOUSE AND COTTAGE

**Property Type**

Residential

**Property ID**

250

**Land Area**

2,782 m2

**Agent Details**

Susie Embleton - 0488 568 688

**Office Details**

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* 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**

- \* 1 double bedroom and 1 single (or study)
- \* 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, pantry and plenty of cupboards
- \* Large bathroom with shower, vanity & tastic lights
- \* Separate w.c. (powder room) with vanity
- \* Verandahs on 2 sides
- \* Separate farm 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**

**A VERY IMPRESSIVE PACKAGE!**

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