



31 Kooranga Crescent Cordeaux Heights, NSW



### Cozy comfort meets flawless convenience

Gloriously peaceful in a boutique private driveway locale, this charming single level property already feels like home. Cottage charm barely begins to describe it ? with dual living areas plus central kitchen and dining plus multiple outdoor entertaining spaces, in addition to a prime address moments from shops, local cafes and schools providing the ultimate family lifestyle.

- Meticulously maintained in one of Wollongong's most sought-after suburbs
- Warm timber flooring, air conditioning, gas installed and no rear neighbours
- Quality stone kitchen complete with waterfall edge breakfast bar + good storage
- Restful sliding-door flow to covered rear deck, leafy north views to escarpment
- Master ensuite with walk-in robe + fan; skylights installed providing natural light
- Vast storage, super-sized garaging, wrap around backyard perfect for kids and pets
- Just a short walk via reserve to rear to convenience store, playground and Unanderra Public School
- Close by to Unanderra for shopping, motorway link plus Wollongong CBD approx. 15 minutes away

**Inspect:** Saturday, 25th May 2024 9:00 - 9:30

**Price:** Price Guide \$1,050,000



**Sarah Ward**

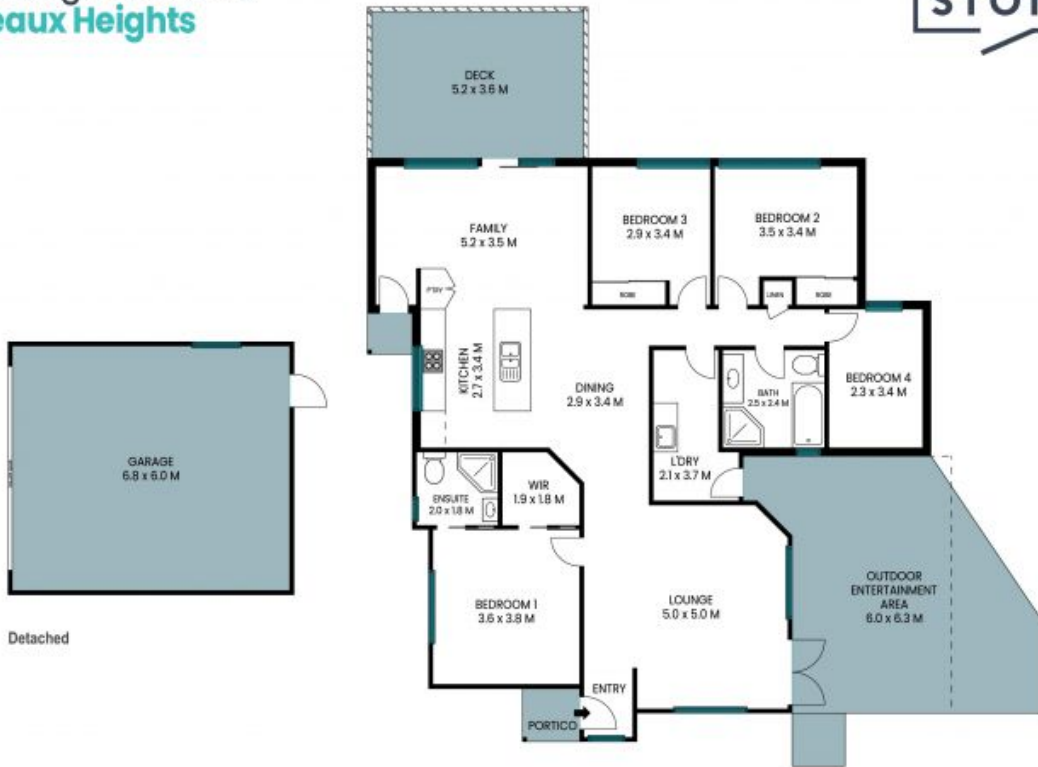
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PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary

