

**118 Derribong Drive, Cordeaux Heights, NSW, 2526**



**House For Sale**

Tuesday, 6 August 2024

118 Derribong Drive, Cordeaux Heights, NSW, 2526

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Location & Size with a Ocean View

Discover your dream home with breathtaking ocean and mountain views! This charming 3-bedroom, 2-bathroom property, set on a generous 934m<sup>2</sup> block, offers an exceptional lifestyle opportunity in a peaceful and picturesque area of Cordeaux Heights.

### Key Features:

- Bedrooms: 3 spacious rooms for your family's comfort with built-in robes.
- Bathrooms: 2 bathrooms
- Living Spaces: 2 versatile living rooms perfect for growing family or entertaining.
- Sunroom: Enjoy the sunshine all year round in the expansive covered sunroom
- Balcony: Large balcony ideal for entertaining and soaking in the stunning Ocean & Mountain views.
- Garage: Double garage plus ample driveway space for cars, boats, campervans, trailers, and more
- Carport: Convenient single carport
- Yard: Sundrenched yard, perfect for kids to play
- Storage: Abundant under-house storage for all your needs

### Location Highlights:

- Education: Near Illawarra Christian School, Unanderra Public School, and Western Suburbs Community Preschool | Big Fat Smile
- Convenience: Easy access to Cordeaux Village Shops for your daily essentials

This well-presented, property is a rare find in today's market. It's perfect for young families looking to be near top-rated schools or families seeking to upsize and enjoy more space.

### Rates:

Council: \$591.74 per quarter

Water: \$172.79 per quarter

Don't miss this unique opportunity to secure a family home in a prime location. Properties like this don't come up often. Contact us today to arrange a viewing and make this dream home yours!