

2 CARBEEN CRESCENT, CORDEAUX HEIGHTS, NSW, 2526



**SOLD**

## HOUSE AND GRANNY FLAT

Oliver Koltovski and LNK Realty are excited to present a unique opportunity to the market, a property with a separate granny flat offering a fantastic rental return.

Nestled in the peaceful foothills, this impressive residence at 2 Carbeen Crescent in Cordeaux Heights features a 4-bedroom main house and a separate 2-bedroom granny flat. This substantial property provides an extraordinary opportunity in one of Wollongong's most sought-after elevated locations, combining generous proportions with the tranquil charm of Cordeaux Heights. Here, country-style living meets modern convenience, just minutes from the city.

The expansive layout of the main home, along with the granny flat, provides a total of six well-appointed bedrooms and three full bathrooms, offering ample space for large families, multi-generational living, or versatile accommodation options. The thoughtful design maximizes both privacy and communal living spaces throughout the residence.

With both properties currently leased, this investment offers a combined rental return of \$1,150.00 per week, making it a fantastic addition to your portfolio or an excellent first investment.

Cordeaux Heights is renowned for its family-friendly atmosphere and stunning natural setting on the eastern foothills of Mount Kembla. The suburb offers a perfect blend of rural tranquility and urban accessibility, with local amenities including a convenient shopping precinct featuring a supermarket, café, and various specialty stores right at your doorstep.

The combination of generous accommodation, practical outdoor space, and a premium location creates an opportunity that rarely presents itself in today's market. Enjoy Mount Kembla's natural beauty as your backdrop with Wollongong's attractions within easy reach.

For further information or to organize a viewing, please call Oliver on 0411417474.

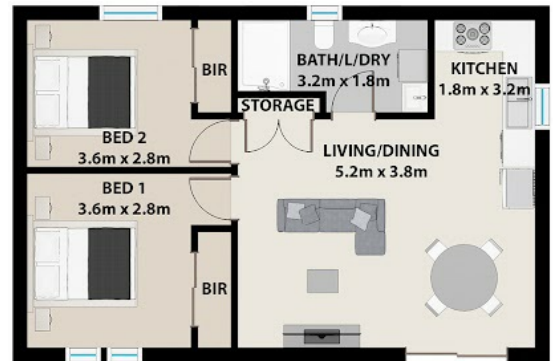
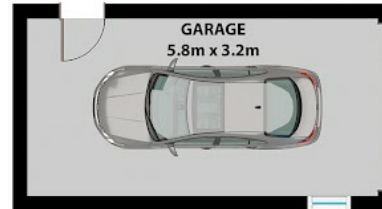
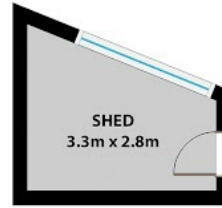
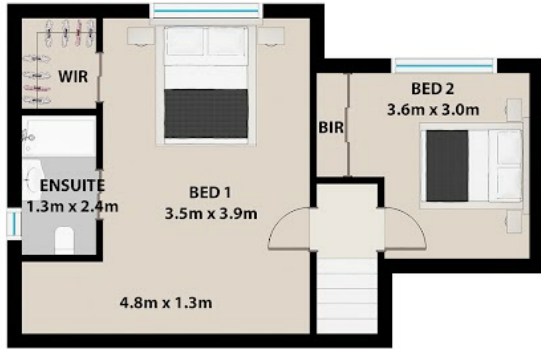
**6 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$1,250,000

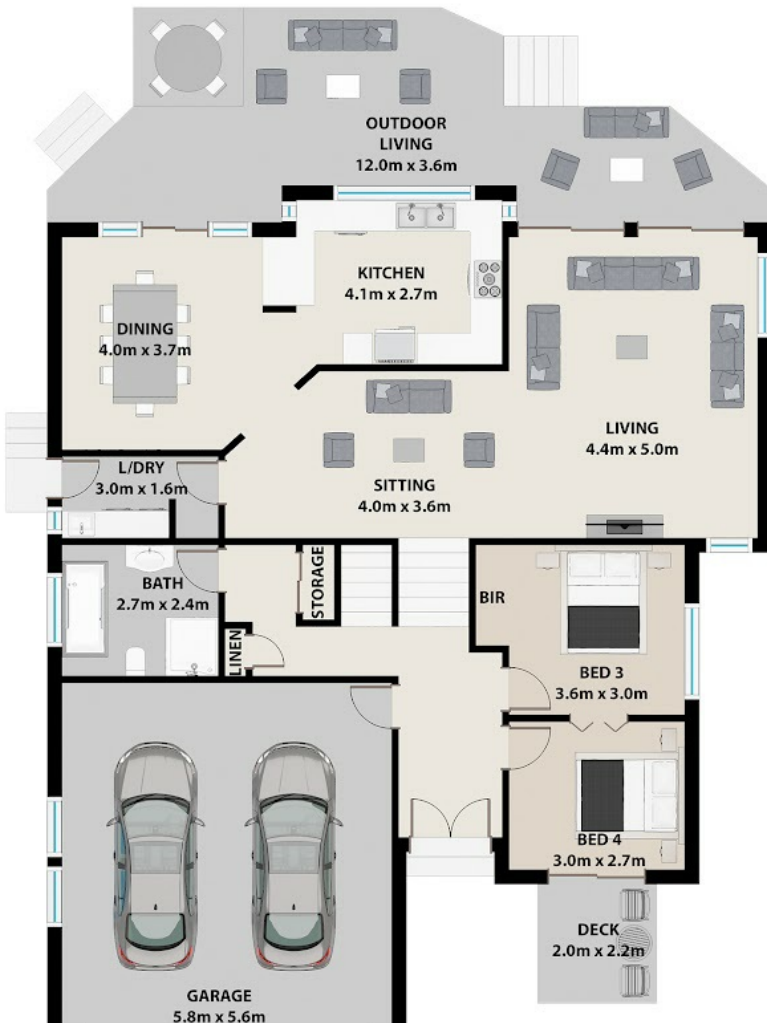
**OPEN FOR INSPECTION:**  
N/A



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FLAT



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

2&2A CARBEEN CRES CORDEAUX HEIGHTS

GARAGE: 51.0m<sup>2</sup>  
TOTAL: 279.7m<sup>2</sup>

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