



44 Mirrabooka Road Lake Heights, NSW



Expansive and inviting family opportunity

Wonderfully peaceful and private with sensational versatility for a larger household or investor, this property is a rare offering. Comprising of brick-veneer and tiled home, plus an added bonus of a rear self-contained studio plus detached office, and boasting no rear neighbours but a northern sunny position with gated parkland access. It enjoys prime convenience, approximately 2.7km from Warrawong shopping precinct, 5km from Port Kembla Beach and 8km from Wollongong CBD.

- Sought-after family lifestyle complete with direct gated access to rear parkland
- Spacious layout with a separate loungeroom, ducted A/C, wheelchair access & utilities
- Two all-weather entertaining areas to rear, plus spacious grassed front yard
- Timber kitchen, main bathroom with tub and shower, three built-in robes
- Flexible self-contained studio ? ideal for extended family living and guests
- Enclosed carport with undercover access to house, plus extra carport to the front
- Approx. 1km to lakeside parks + walking track, 750m to Lake Heights Public School

The below rates are provided as a guide:

Inspect:

Saturday, 9th November 2024 11:00 - 11:30

Price:

Price Guide \$800,000



Aaron Dean

0450 514 474



Jamie Pereira

0447 379 080

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.