

1 Coledale Avenue, Coledale, NSW 2515

molenaar + mcneice

Sold House

Saturday, 23 September 2023

1 Coledale Avenue, Coledale, NSW 2515

Bedrooms: 3

Bathrooms: 1

Area: 449 m2

Type: House



Trever Molenaar
0435532023



Guy Hampton
0402231109

\$3,500,000

blue chip | lifestyle | oceanLive the coastal dream and embrace this opportunity to secure one of the last remaining original cottages in sought-after Coledale. Front row to a pristine coastline with never-to-be-built-out ocean views, you will love waking up and falling asleep to the soothing sound of waves rolling in. Grab your surfboard or simply enjoy a leisurely swim in Coledale Rock Pool just 50 metres from your back door. This is a rare chance to secure an absolute beachfront home with immense potential on a large corner block with 17.7m frontage. what you will love... > historic coastal cottage originally built as Coledale Scout Hall> huge potential for development, corner block with 17.7m frontage > beachfront position boasting never-to-be-built-out ocean views > spacious open-plan living with quality wood flooring throughout> two bedrooms with built-in wardrobes plus additional office space> sundrenched rear balcony boasting pristine views of the horizon > peaceful and tranquil atmosphere with impressive native gardens > one block back from Coledale village with cafes and shopping > 50 metres to Coledale rock pool, ocean at your back door > less than half an hour to Wollongong, just over an hour to Sydney> council = \$5,086 pa, water = \$688 pa, land size = 449 sqmWhilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.