

46 Squires Crescent, Coledale, NSW 2515



House For Sale

Tuesday, 6 February 2024

46 Squires Crescent, Coledale, NSW 2515

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2569 m2

Type: House



Ian Pepper
0403570041



Joshua Pepper
0437790052

Auction unless sold prior

Welcome to the epitome of luxurious coastal living at "46 Squires Crescent." This captivating residence boasts a generous 10-metre heated swimming pool, perfect for both relaxation and entertainment, and it's heated for year-round enjoyment. Nestled in the trees at Coledale, a rare large 2,569 sq/m block guarantees privacy, offering a tranquil retreat surrounded by nature. Immaculately renovated, beautifully landscaped, and full of character, this property is a sought-after gem in one of the most popular streets in Coledale. Stepping into the front yard feels like entering a hidden oasis, lifting the weight off your shoulders—an experience words can't fully convey; a visit is a must. For the environmentally conscious, the property is equipped with a 6.6 Kw solar system and EV (electric vehicle) setup, ensuring convenience and sustainability. Indulge in ocean views from the second level, enhancing the overall appeal of this coastal haven. This property is conveniently located just a 300-metre stroll from the beach. "46 Squires Crescent" is a harmonious blend of modern amenities and natural beauty, promising a lifestyle of comfort and sophistication.

HOME:

- The open living, dining, and kitchen area, the heart of the home, boasts high ceilings, a fireplace, and abundant natural light, offering tranquillity unmatched by modern homes.
- A large chef's kitchen with natural gas connectivity is perfect for sharpening your cooking skills or entertaining.
- Two generous bedrooms on the lower level are supported with their own large bathroom.
- Upstairs is the ultimate parent retreat with a separate living room with fireplace and private master bedroom with ensuite and walk-in-wardrobe. A private balcony takes in views of the area and the ocean for early morning surf checks.
- A 10m pool awaits for refreshing swims, this is complemented by a perfect poolside entertaining area and a spacious backyard.
- The separate studio serves as a versatile fourth bedroom or multifunctional space, adding a fantastic dimension to the home.
- Gorgeously renovated, this property invites you to move in and relish the coastal lifestyle immediately.
- The large land size and zoning potentially allows for multiple development options should the new owner wish to explore.

LOCATION & LIFESTYLE:

- This home is situated in one of the most popular positions in Coledale, only steps from Coledale Beach, the rockpool, fantastic cafes, parks, schools, shops and 600 metres to Coledale RSL.
- Ideal for commuting with the bus stop and train station only a short walk from your front door.
- Coledale is a charming and peaceful coastal suburb, approximately 1 hour South of Sydney CBD and approximately 30 minutes North of Wollongong CBD.
- Embrace coastal living with swimming, fishing, bushwalking and picnics in popular parklands all available only moments from your doorstep.*

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