

# 52 Buttenshaw Drive, Coledale, NSW 2515

## House For Sale

Wednesday, 15 May 2024

52 Buttenshaw Drive, Coledale, NSW 2515

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 664 m2

Type: House



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## Price Guide \$900,000

Situated within walking distance of Coledale Beach and backing onto parkland, this superb block offers an exciting opportunity for a knock-down/rebuild, with more than enough space to create your dream family home or a dual-occupancy development. LOCATION With lush parkland extending to the back fence, this superbly situated property offers an enviable coastal lifestyle with every convenience close by and stunning beaches only moments from home. Walk to the Coledale Rock Pool for a scenic morning dip, with Coledale's main beach just a little further along the sand inviting you to stay and enjoy the surf. Sharky Beach is a three-minute drive from home (approx.), while the Sharky Beach Boat Ramp makes it easy to take the boat out, just five minutes from home (approx.). Stroll to your choice of Coledale's inviting cafes, or drive to Thirroul in seven minutes (approx.), with its cosmopolitan cafes, restaurants, and grocers promising every convenience. Drive the kids to Coledale Public School in just three minutes (approx.) and have the older kids at Bulli High School in just 14 minutes (approx.). Coledale Station is an easy walk from home offering rail transfers to Wollongong and Sydney. Alternatively, drive to Wollongong in 25 minutes (approx.) and Sydney in 85 minutes (approx.). PROPERTY Presenting an exciting opportunity to start from scratch in an idyllic location, this potential-packed property offers a deep 664 sqm\* allotment and an existing three-bedroom home prime for demolition. Ready and waiting to make way for your dream family home or a dual occupancy development, the possibilities here are endless and are sure to delight families seeking coastal living and developers looking for the perfect location for their next build. LIFESTYLE The easy-going lifestyle of Coledale awaits in this enviable location, with cafes and the beach an easy walk or ride away, schools close by, and Thirroul Village just moments from home. Call today to arrange an inspection.