

# 5B Squires Crescent, Coledale, NSW 2515



## House For Sale

Tuesday, 6 February 2024

5B Squires Crescent, Coledale, NSW 2515

Bedrooms: 3

Bathrooms: 2

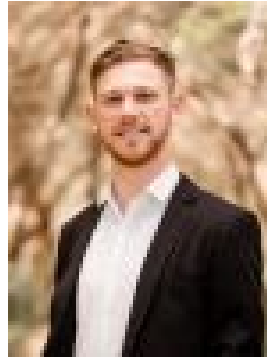
Parkings: 1

Area: 337 m2

Type: House



Mattias Samuelsson



Jayson Holloway  
0424148793

## Price Guide \$2,450,000

This lavish duplex effortlessly delivers premier coastal living just minutes walk from the beautiful Coledale Beach. With clean lines, premium finishes and an inspired layout, this immaculately-presented abode showcases a light-filled setting featuring skylights, louvre windows and high ceilings throughout. With an attractive living space and plenty of alfresco areas, it's incredibly well-suited to both harmonious family living as well as entertaining friends.

**HOME:** \* Whether you're a downsizer, new family or young couple, you're sure to be impressed by the easycare layout as well as the luxe finishes and spacious interiors. This home has been incredibly well thought out and beautifully finished.\* This home offers a low maintenance lifestyle, allowing you to spend less time on housework and more time enjoying everything this coastline has to offer.\* The ground floor comprises a laundry with direct external access, power room and a stunning open plan living, dining and kitchen area which flows seamlessly onto the courtyard.\* At the heart of the living space is the designer kitchen, which has been carefully considered and crafted to ensure that every moment spent in this space is a pleasure instead of a chore. Boasting high quality appliances, gas cooktop, a generous pantry, breakfast bar and integrated features.\* Beyond the living area is the private and picture perfect courtyard. Enjoy your morning coffee in tranquility or perhaps sit around the built-in bench seats sipping wine with friends. The attractive area also includes an easy-care grassed yard with security gate, cubby house, outdoor shower with hot water and a garden shed. Everything you need for your convenient and comfortable lifestyle.\* King-size master retreat appointed with walk-in wardrobe, ensuite and private balcony with ocean views.\* Additional two bedrooms are generous in size and both feature BIR's while the front room has a private balcony.\* Stepping into the stylish main bathroom reveals ample space, an open shower, large bath tub.\* Additional features include polished concrete flooring, ducted air conditioning, underfloor heating, built-in entertainment unit, and a lock-up garage with loft storage.

**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 10 minutes walk along the beach to the popular Headlands Pub.\* 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. This as-new contemporary home means the lucky new owners can move straight in and start enjoying the beach lifestyle with no further time, effort or money required.\* Whilst 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, Ray White Helensburgh 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.