

**765 Lawrence Hargrave Drive, Coledale, NSW 2515**

molenaar + mcneice

**House For Sale**

Thursday, 1 February 2024

765 Lawrence Hargrave Drive, Coledale, NSW 2515

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 406 m2**

**Type: House**



Tony Dribbus  
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## Contact Agent

charm | lifestyle | potential Classic Coledale beach house just a towel flick down to the beach. With its two street frontage and rustic authentic feel the property exudes unlimited potential to build or renovate you dream home by the sea. First time offered in over fifty two years! what you will love...> located in the heart of Coledale's village, cafes, school and train station> three bedrooms with built in wardrobes and two living spaces> separate formal living room with stunning north east views> 100 meter stroll onto Sharkey's Beach and Coledale rock pool> level garden block of 406 square meters with lock up garage> sea breezes, ocean views and a holiday atmosphere all year round> be in the Sydney city in 77 minutes and Wollongong in 25 minutes> council = \$3716 pa, water = \$688 pa, land size = 406 sqm 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, 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.