

9 Coledale Avenue, Coledale, NSW 2515



House For Sale

Thursday, 13 June 2024

9 Coledale Avenue, Coledale, NSW 2515

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Mattias Samuelsson
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Jayson Holloway
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Auction unless sold prior

INSPECTIONS AVAILIABLE SATURDAY 15th JUNE - Contact us to register. Words truly cannot do justice for this stylish oceanfront home... but we're going to try anyway. This is the property that we've all dreamed of owning!!! Imagine waking up to postcard perfect views of the sun rising over the ocean, strolling around the corner to grab your morning coffee from one of the most popular cafes in the Northern Illawarra, enjoying breakfast with your family on your deck while watching the waves rolling in, then taking several steps out your backdoor and diving into the sparkling Pacific Ocean. There is no better way to start your day.

YOUR HOME

- It takes a very special home to do justice to this amazing waterfront position, a fact that was at the forefront of the owner's mind when they built this beautiful home. Collaborating with respected local designer, Rachael Miklas, they put their heart and soul into the creation of this residence and the finished product certainly reflects the ample investment of time, effort and money. Walking through the home, you are sure to be impressed by the style and craftsmanship on display, as much as you are by the view of the waves rolling in, only metres from your doorstep.
- This home has a unique and flexible layout, providing you with a dual living scenario. The top 2 floors comprise a 3 bedroom, 2 bathroom home, while the ground floor has 2 bedrooms, 1 bathroom and direct access to the water's edge. You can either enjoy the whole home yourself, keep the space for extended family & friends, or utilise the secondary residence to generate an additional income.
- With an ideal beachside location, breathtaking views, dual living setup, low maintenance lifestyle and easy access to shops & cafes, this property is absolutely perfect as either a full time residence or holiday home.
- These views must be seen to be truly appreciated, with every day offering you something different. Whether it be the ocean dramatically crashing against the rock shelf, surfers carving through the waves, or perhaps a pod of dolphins playing directly in front of your home, you will never get bored of this outlook.
- Open plan living in both upper and lower residences allow you to entertain friends and family while preparing meals or pouring another glass of wine.
- The master suite is set on its own level and provides the perfect escape when you need it. It features a large private deck with ocean and escarpment views, a large built-in robe and an ensuite including bath, also boasting views.
- Also boasting a single lock-up garage with internal access and additional carport with electric vehicle charging station.

YOUR LOCATION

- At 9 Coledale Avenue, you can grab a towel, take several steps and feel the warm sand between your toes. Several more steps and the waves will be lapping at your feet. Life is short, leave the rat race behind and make the long awaited seachange today!!!
- Coledale Avenue is an incredibly popular street with all of the amazing lifestyle benefits that this coastline has to offer, right at your fingertips. Within minutes walk you will find cafes, shops, schools, parks, and after a long day there is always the popular Headlands Hotel for a drink and a meal.
- The property is embraced by 2 great beaches, both fully patrolled and offering fantastic surf breaks, with one also being dog-friendly.
- Coledale is situated approximately just over 1 hour from Sydney CBD and approximately 30 minutes from Wollongong CBD.
- The local train station is conveniently situated only a short walk from your home, with trains taking you directly into Sydney CBD and Wollongong CBD.
- Embrace the quintessential coastal lifestyle and all that comes with it... swimming, surfing, fishing, bushwalking and family picnics in picturesque parklands all available right at your doorstep.

Call today to ensure that you don't miss out on this once in a lifetime opportunity.** 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.