



16 Squires Crescent Coledale, NSW



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## Less than 250m (approx.) to Coledale Beach

Situated in a prime beachside street and only 250m (approx.) to the water's edge, this 3 bedroom home could be the seaside escape that you have been waiting for. Be surrounded by natural beauty with the sound of waves from Coledale Beach emanating from the east against the tranquil rainforest bushland backdrop. The home itself features 3 large double sized bedrooms, combined lounge/dining, renovated kitchen and bathroom as well as an in-ground swimming pool. As the residence is set on a rare larger-sized block of 1,461sqm (approx.), explore a multitude of options (subject to Wollongong City Council approval) including:

- Development of the site with possible subdivision available.
- Renovating the existing dwelling to create a chic and comfortable cottage.
- Making use of the land space to extend and improve the current home.
- Rebuilding from the ground up with your new dream home design.

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**Price:** \$1,500,000

**Adam McMahon**