



Coledale Beach

Coledale Public School



31 Squires Crescent Coledale, NSW

2
 2
 1

## INCREDIBLE opportunity in a superb walk-to-the-beach location

Offering a 487 sqm allotment (approx.), two street frontages, and a superb location within strolling distance of the beach, cafes, and the local school, this property presents an unmissable opportunity for astute developers and buyers seeking the perfect site for their dream home.

**Price:** \$1,810,000

### Location

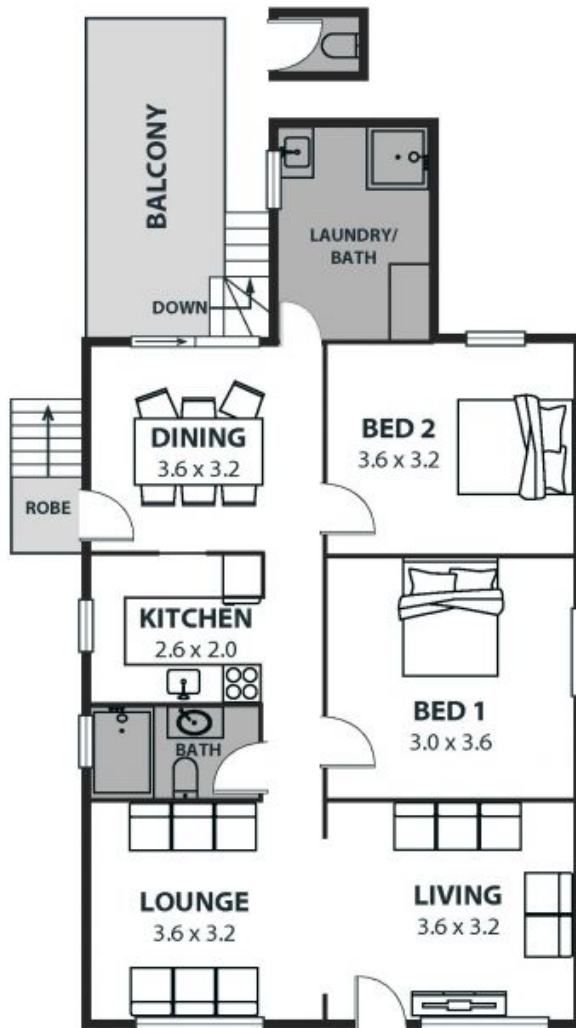
Situated in one of Coledale's most highly prized locations, this dream-come-true address offers a fabulous coastal village lifestyle with easy access to big-city conveniences.

Walk to Coledale's town centre in ten minutes (approx.) to enjoy a coffee with friends at Sketch at Coledale or Earth Walker and Co., or drive to Thirroul in six minutes (approx.) to enjoy its cosmopolitan cafes, inviting restaurants, and the convenience of Coles and th

**Adam McMahon**

**Ange Carrigan**

02 4267 5377



## 31 Squires Crescent, Coledale

Internal Space 105m<sup>2</sup>



Plans shown are for presentation purposes and are not part of any legal document or offer and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.