

# 14 Squires Crescent, Coledale, NSW 2515



## Sold House

Sunday, 20 August 2023

14 Squires Crescent, Coledale, NSW 2515

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 604 m<sup>2</sup>

Type: House

**\$1,895,000**

Positioned to take advantage of ocean and escarpment views, this well looked after brick home is first time offered for sale in 32 years. Ideally located in a quiet street, just 200 metres from Coledale Beach, SLSC and Beach Reserve, it would make a perfect home for a growing family, or those looking to retire by the beach. Everything you need is here to take advantage of the incredible lifestyle Coledale has to offer. With two beaches, rock pool, fabulous eateries, public school and train station, you will be in awe of your new found lifestyle awaiting. Special features include: - • Solar electricity • Ducted air conditioning • Two wall mounted r/c air conditioning units • Rainwater tank • Polished timber floors throughout • Front and rear decks with ocean and escarpment views • Remote controlled drive through garage • Second toilet in the laundry • Potential to add a second storey Land size: 604m<sup>2</sup> Zoning: R2 – Low Density Residential More about Coledale: Coledale is a truly unique suburb, where you can experience a true community spirit and laid back and easy lifestyle, with all facilities close at hand. There are two beaches, main Coledale Beach is patrolled with an active Surf Life Saving Club running a prestigious camp site, where you often find local families camping and enjoying a good time. The second Sharkey Beach is often used by locals to walk their dogs off the leash, by surfers, fly fishing enthusiasts, and by kids exploring numerous tidal rock pools. In between the two beaches there is a large tidal swimming pool, used by swimmers for most of the year. Other essential facilities include prestigious primary school located literally on the ocean front, with its own whale watching station, and a pre-school childcare center nearby. Every fourth Sunday of the month the school becomes host for “Coledale Market”, with brick-a-brack stalls, local produce and food stalls, which is very popular among the locals and visitors alike. In Coledale village itself you will find the RSL club with excellent selection of meals and beers at very reasonable prices. There is also “Earth Walker” – a fine eatery/newsagent/grocery store, and “The 5th Alarm” fish & chips take away. For the convenience of the locals, there is a long established hairdresser and a beauty salon next door. Across the road you will find “Sketch” - another excellent coffee shop and fine cuisine, conveniently located next door to “Coledale Fine Wines” bottle shop. What more do you need? Come and experience the beachside lifestyle...