



52 Buttenshaw Drive Coledale, NSW

3   
 2   
 2

## Ready to make way for your dream family home!

Situated within walking distance of Coledale Beach and backing onto parkland, this superb block offers an exciting opportunity for a knock-down/rebuild, with more than enough space to create your dream family home or a dual-occupancy development.

**Price:** Price Guide \$900,000  
**Council Rates:** \$627.75 p/q

### LOCATION

With lush parkland extending to the back fence, this superbly situated property offers an enviable coastal lifestyle with every convenience close by and stunning beaches only moments from home.

Stroll to your choice of Coledale's inviting cafes, or drive to Thirroul in seven minutes (approx.), with its cosmopolitan cafes, restaurants, and grocers promising every convenience.

Drive the kids to Coledale Public School in just three minutes (approx.) and have the older kids at Bulli High School in just 14 minutes (approx.). Coledale Station is an easy walk from home offering rail

**Ethan Hennessy**

**Max Fairnie**

02 4267 5377