



808A Lawrence Hargrave Drive Coledale, NSW

**SOLD BY STONE REAL ESTATE | ANGELA BOLTON**

**Price:** \$1,450,000

Build your Dream Home - Stunning ocean Views

Perched high above the coastline with luxury home plans already approved, this blue-chip 468sqm vacant site offers a rare and exclusive opportunity. A cleared allotment directly opposite Sharky Beach, it enjoys prime positioning with area schools, parks and playgrounds, the rock pool and transport links nearby and the villages of Coledale and Austinmer both an easy walk from home.

- Beautifully elevated and ready to build in one of Coledale's finest settings
- Grand east aspect, minutes' stroll to local cafes and 1.2km to Austinmer village
- Approved home features five bedrooms, master ensuite and a double garage
- Stunning architectural concept with walls of glass to maximise the epic outlook
- Or implement your own plans ? generous land size will accommodate most designs
- Comfortable walking distance to shops + restaurants, Coledale RSL and surf club
- Local primary school, Sunday markets, Thirroul and Bulli Pass in handy reach
- Approx. 30-minute to Wollongong CBD, 60 minutes to Sydney



**Angela Bolton**

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