



10 Morrison Avenue, Coledale

Future Potential | Coledale Lifestyle | Renovation Ready

Set in a quiet, private and bushland-rich pocket with a breathtaking escarpment backdrop, 10 Morrison Avenue, Coledale presents an exceptional lifestyle and development opportunity on approximately 1.69 acres of usable land, creating an expansive building envelope. Protected from prevailing winds and surrounded by quality homes, this tightly held enclave offers a rare village-like atmosphere just moments from the coast.

The existing residence features three bedrooms plus a dedicated home office and retains charming original details, including timber stained-glass windows and a classic fireplace. Multiple outdoor living spaces - front porch, verandah and covered deck - invite you to relax and take in the natural surrounds, where you'll wake to birdsong and enjoy clean, fresh air year-round. This unique pocket of the northern Illawarra is widely regarded as having a stable microclimate for generations to come.

Positioned within walking distance to Coledale and Wombarra beaches, Earth Walker Café, and both Coledale and Wombarra train stations, the home delivers the perfect balance of seclusion and convenience, encouraging a relaxed coastal lifestyle with everything

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FOR SALE
\$2,700,000 - \$2,900,000

VIEW
By Appointment

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 **LJ Hooker**

close at hand.

A huge, clear building envelope enhances the property's appeal, with extensive DA approval already in place for an expansive extension and remodel. The approved design includes a Vaastu-compliant courtyard-style home complete with a dedicated prayer room, thoughtfully created by renowned Vaastu expert Michael Borden, and architecturally designed by Dick Clarke of Envirotecture - leaders in architectural solar passive and green design - offering buyers the opportunity to create a truly special and considered residence.

This is a rare offering combining privacy, lifestyle, scale, scenic beauty and future potential in one of the most sought-after pockets along the Coal Coast.

Features:

- Approx. 1.69 acres of usable land with an expansive building envelope
- Three-bedroom home plus dedicated home office
- Original timber stained-glass windows and classic fireplace
- Front porch, verandah and covered deck for outdoor living
- " Protected, wind-sheltered bushland setting with escarpment views
- " Walking distance to Coledale & Wombarra beaches, Earth Walker Café and train stations
- Located among quality homes in a highly sought-after, village-style enclave
- DA-approved extension/remodel including a Vaastu-compliant courtyard home and prayer room
- Design by renowned Vaastu expert Michael Borden

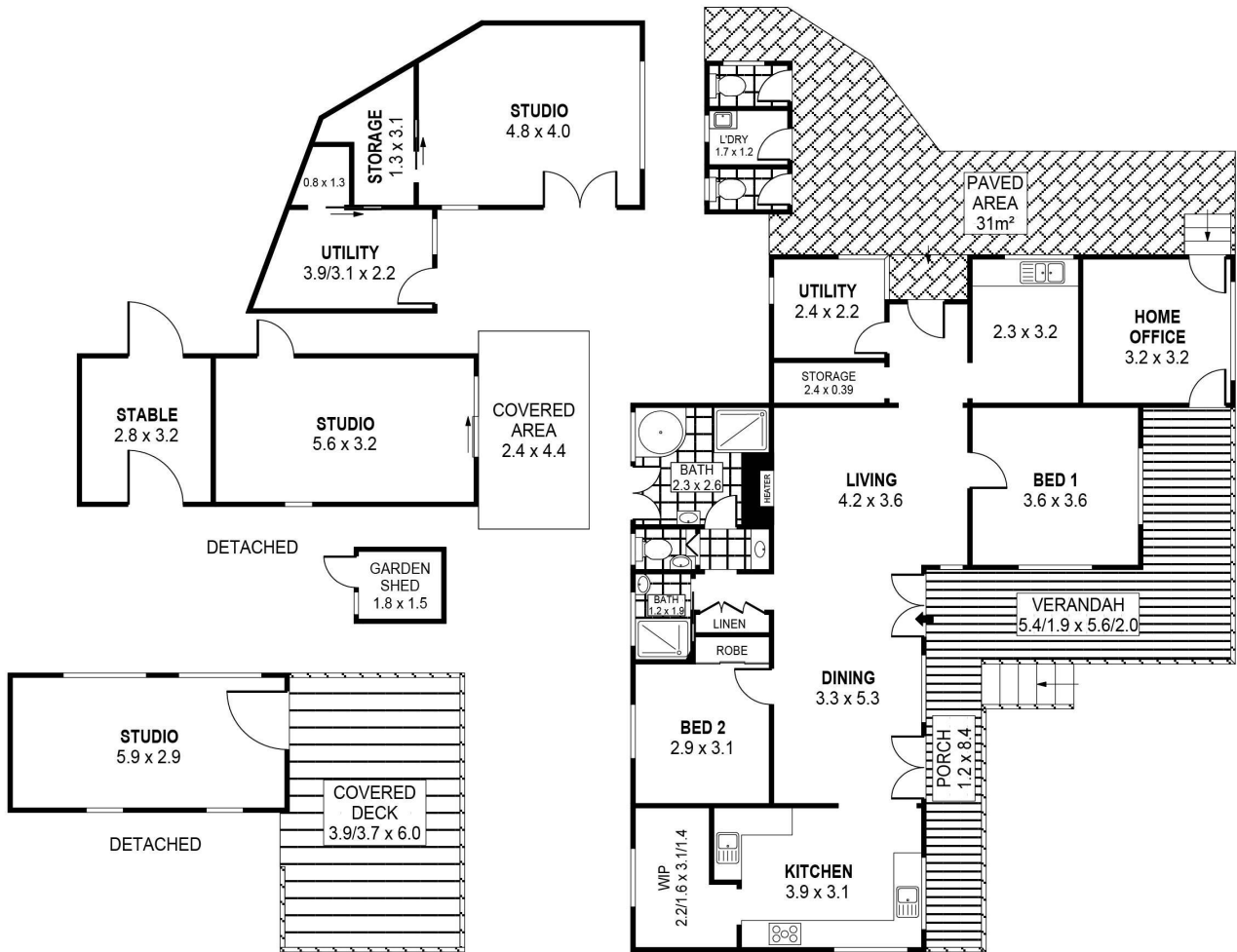
MORE DETAILS

Property ID	VVEHQZ
Property Type	House
House Size	205 m2
Land Area	6830 m2
Including	Study Toilets (3) Fire Place Courtyard Balcony Deck Floorboards Solar Panels Water Tank Area Views Bush Retreat Car Parking - Surface Close to Transport

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INT : 123m²
 EXT : 92m²
 DETACHED : 77m²
 GARDEN SHED : 3m²
 OUTDOOR TOILETS & : 5m²
 L'DRY AREA



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
 Ref. No: 09546



10 MORRISON AVENUE

COLEDALE

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