

10 Morrison Avenue, Coledale

Private Coastal Landholding with DA Approval

Set on a rare 6,830sqm landholding in one of Coledale's most tightly held pockets, this unique property presents an opportunity to create a dream lifestyle in a location prized for its privacy, natural beauty and convenience.




Whether creating your dream home from the ground up or utilising the extensive DA-approved plans already in place, the possibilities here are exceptional. Elevated and immersed in nature, the property enjoys a stunning escarpment backdrop and a sense of seclusion rarely found so close to the coast.

The Land

Positioned within walking distance of Coledale Beach, Earth Walker & Co, village shops and the train station, this premium location offers a rare combination of space, privacy and convenience. Ideal for hobby farming, extensive gardens, creative pursuits or a lifestyle more connected to nature, the property is rich in native vegetation and wildlife, including wallabies, lyrebirds and kookaburras.

The Cottage

Perched high with a serene green outlook, the original 1920s cottage

3  2  2 

FOR SALE
\$2,400,000 - \$2,640,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

retains its character and charm. A wraparound north-facing deck, arched timber doors, beautiful stained-glass windows and a fireplace reflect the home's history, while a generous kitchen, three bedrooms and multiple flexible living spaces provide the opportunity to live in while planning your next chapter.

The Potential

For those ready to bring their vision to life, extensive DA approval is already in place for a significant extension and remodel. The approved design, created by renowned Vaastu consultant Michael Borden and architect Dick Clarke of Envirotecure, offers a thoughtfully considered blueprint for a sustainable family home. There is also future potential to create dwellings that may provide holiday rental income through eco-tourism initiatives under the Wollongong Local Environmental Plan (STCA).

A truly unique offering in one of the Coal Coast's most sought-after locations, this is a rare opportunity to secure a substantial coastal landholding with privacy, lifestyle and the freedom to create something extraordinary.

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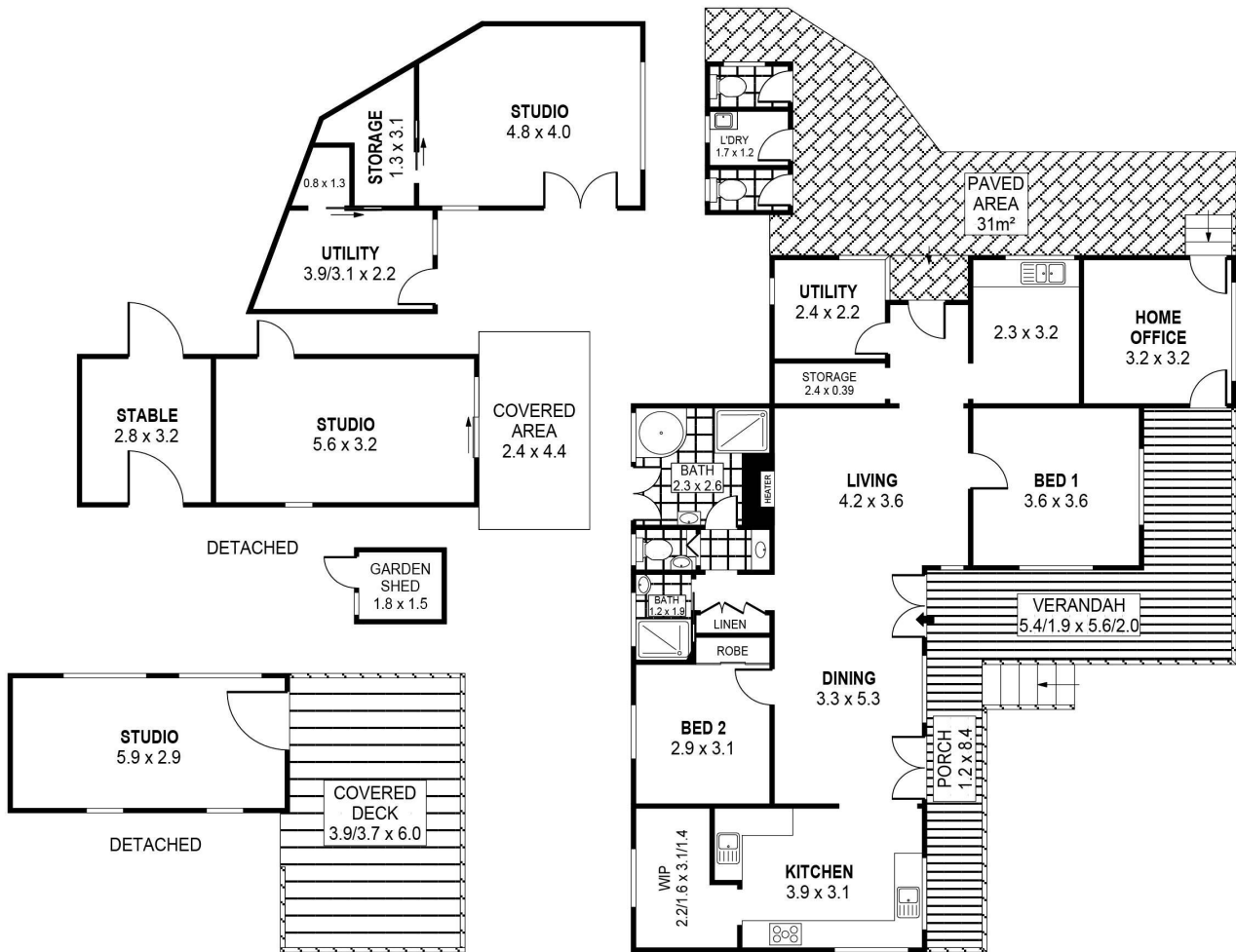
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INT : 123m²
 EXT : 92m²
 DETACHED : 77m²
 GARDEN SHED : 3m²
 OUTDOOR TOILETS & : 5m²
 L'DRY AREA



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



10 MORRISON AVENUE

COLEDALE

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