

755 Lawrence Hargrave Dr, Coledale, NSW 2515

For Sale

House 4 2 1



INCREDIBLY RARE OPPORTUNITY - Residential & Commercial Prope

Discover a rare combined commercial and residential opportunity on Coledale's bustling main strip. Positioned in the heart of this charming coastal village, the property offers unmatched visibility and foot traffic, ideal for an entrepreneur seeking a thriving business location or an investor after a premium, lifestyle-driven asset.

Open for Inspection

Sat, 28 Feb 2026 - 1:00 PM to 1:30 PM

Coledale is more than just a seaside escape. It is a vibrant community where locals and visitors connect in boutique cafes, surfside eateries, and artisan shops, all framed by stunning beaches and lush escarpments. With the ocean just steps away, this location puts you at the centre of the relaxed coastal lifestyle, with a ready-made audience eager to explore new businesses.

This property combines a prime commercial space at the front with a residence at the rear, offering breathtaking water views and a seamless live and work setup. Perfect for those who prefer not to travel to work, it delivers a rare blend of lifestyle, community, and investment potential in one versatile coastal offering.

YOUR RESIDENCE

- A versatile 4-bedroom, 2-bathroom residence designed to offer dual-living options, ideal for family, extended stays, or creating an additional income stream.
- Both ground and upper levels feature a bedroom, kitchen, and bathroom, with the upstairs seamlessly connecting to the shop for effortless work-life balance.
- The open-plan kitchen, living, and dining area flows onto a generous covered balcony, the perfect spot to entertain friends, enjoy a quiet breakfast, or simply breathe in the coastal air.
- Take in the sparkling water views as the morning sun lights up the horizon, watch the world drift by, or unwind with an evening wine as the sun sets over the ocean. Every moment here feels like a holiday.

YOUR SHOP

- A prominent commercial space opening directly onto Lawrence Hargrave Drive, Coledale's lively main strip, offering unmatched exposure and foot traffic.
- Ideal for a boutique business, café, or creative venture, with the upstairs residential connection providing flexibility and convenience.
- Be at the heart of a thriving community where your business can grow while enjoying the charm of coastal village life.
- The shop is currently tenanted, providing an annual income of \$33,600 +GST.

YOUR LOCATION

- The property has a double frontage with the shop accessed from Lawrence Hargrave Dr and the home from Coledale Avenue, one of the most sought-after streets in the entire Northern Illawarra.

Listed By

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