

**12 Wallace Street, Mollymook, NSW 2539**



**House For Sale**

Friday, 29 March 2024

12 Wallace Street, Mollymook, NSW 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 752 m2**

**Type: House**



Craig Cooper  
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## Price by Negotiation

Wake up to amazing sunrises before heading beachside for a morning swim or an early round of golf. Perhaps meet up with friends for coffee or breakfast at one of the local cafes, or head home to enjoy the ocean views and north easterly sea breezes from the privacy of your home. The generously proportioned, two storey home is located in a quiet, sought after location yet so close to Mollymook Beach and Beachside Golf course. The upper level consists of spacious family open plan living and dining, as well as formal lounge/dining room with a bar, all opening on to the large north facing deck with ocean views. You will love entertaining family and friends in this grand space. The light filled master bedroom features a large, walk in wardrobe and ensuite, plus there is a second bedroom or study and a continental laundry upstairs. The lower level offers the potential for separate self contained living with a large living room and kitchenette, two bedrooms, bathroom and laundry with additional shower. We love:- Easy stroll to Mollymook Beach, cafes and Beachside golf course.- Potential to separate into 2 self contained apartments- Live in one and AirBnb the other- Whole house currently on AirBNB- Reverse cycle air conditioning & fans- Large master bedroom with built-in robes & ensuite- Ducted vac- Loads of storage- Tandem garage with internal access - Large backyard with garden shed- Room for a swimming pool or Granny flat - 400 metres to Mollymook Beach and Surf Lifesaving Club- 250 metres to Mollymook Golf Club and 9 hole golf course