

**16 Beach Road, Mollymook Beach, NSW 2539**

**Bella**

**Sold House**

Thursday, 21 September 2023

16 Beach Road, Mollymook Beach, NSW 2539

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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## Contact agent

Rarely does a property in this blue ribbon tightly held location come to market. A spectacular beachfront location at the coveted Northern end of Mollymook Beach, offering panoramic ocean views and only metres to the sand, you have the perfect backdrop for enjoying the very best that the South Coast has to offer. This impressive 5 bedroom beach house can be seamlessly split into two residences if you so desire. Upstairs offering 3 bedrooms, en suite and main bathroom, whilst downstairs offers a fully self-contained apartment with 2 bedrooms, main bathroom, kitchenette and private parking. Fall asleep each night to the sound of waves lapping the shoreline and awaken each day to the glistening array of blues and greens sparkling from the sea. - Lavishly appointed interiors create an indulgent retreat for relaxation - Expansive ocean views from both levels - Generous layout features open-plan kitchen/living with magnificent ocean views - Luxurious island kitchen with Smeg appliances and plenty of storage - Elegant master suite with walk-in robe, luxury en suite and incredible views - large alfresco entertaining decks on both levels - Self-contained lower level offers flexible family living - 9.7 KW solar with onsite battery storage of 9.7KW - Ducted air and gas fireplace - secure luxury car parking along with ample off street parking spaces - Often sought yet rarely found, this unique property offers lifestyle and the flexibility for healthy holiday rental returns. This property is surrounded by the very best that the area has to offer. From world-class dining experiences to boutique shopping, you'll find everything you desire just moments away. Indulge in gourmet meals at nearby restaurants or treat yourself to a round of golf at one of the prestigious golf courses in the vicinity. This is beachfront living at its finest its not just a property; it's a lifestyle. It's a place where memories are made, where laughter echoes through the halls, and where the beauty of the beach is just steps away. Don't miss your chance to call this extraordinary property your own and create a lifetime of cherished moments with your loved ones. Disclaimer: Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing. No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.