

**3 Davies Street, Mollymook Beach, NSW 2539**

**Raine&Horne.**

**House For Sale**

Friday, 8 September 2023

3 Davies Street, Mollymook Beach, NSW 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



Ben Pryde

0244553800

**\$2,100,000**

Nestled just 400 metres from the pristine shores of Mollymook Beach, this modern coastal home offers the ultimate in seaside living. With its four generous bedrooms and spacious open-plan living spaces, a residence designed to maximise both space and natural light. The front balcony provides the perfect spot for your morning coffee while allowing you to catch glimpses of the vibrant blue ocean. Inside, you'll find Provincial Oak flooring, plantation shutters, and ceiling fans, all contributing to the coastal vibe that defines this stunning home. The upstairs area features an expansive living space with high vaulted ceilings, luxurious master bedroom, a large walk-in robe, and a lavish ensuite with dual vanity. A social hub, the gourmet kitchen comes complete with a butler's pantry, 900mm electric appliances, stone benchtops and breakfast bar, an entertainer's dream. For guests or family members seeking privacy, the lower living area offers a retreat with a built-in TV unit and sliding door access to a rear BBQ area that overlooks the private landscaped yard, a perfect escape on warm summers day. Ducted air conditioning spans across two zones, ensuring year-round comfort. The location is a highlight in itself, with the beach just a short stroll away. Local cafes provide the perfect setting for morning coffee and delectable bites. Mollymook's foreshore park is within easy reach, ideal for picnics and family outings. And for golf enthusiasts, the Beachside Golf Club & Hilltop championship course are just a hop, chip and a putt away, offering a superb golfing experience. This home encapsulates coastal living at its finest, offering everything you need for a leisurely, beachside lifestyle. Don't miss this rare opportunity to secure your dream seaside home in Mollymook. Additional features: \* 2.4m High doors, 2.7m high ceilings, high raked ceiling to the master bedroom and upper living \* Two powder rooms \* 5.4kW of solar power \* Security alarm \* 3,000 Litre water tank \* Side access on both sides of the dwelling \* Garden shed \* Exposed aggregate driveway with ample off-street parking \* Built in 2018