

**33 Bendoura Street, Mollymook, NSW 2539**

**Raine&Horne.**

**House For Sale**

Tuesday, 17 October 2023

33 Bendoura Street, Mollymook, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 846 m2**

**Type: House**



Ben Pryde

0244553800

**\$1,350,000**

Cleverly designed and built for modern beachside living, the contemporary exterior offers a unique combination of textures with the impressive use of Weathertex cladding. Neatly landscaped offering a leafy outlook only a 15-minute walk to Mollymook Beach and Golf Club. Enter via double entry doors into the bright welcoming foyer, surrounded by glass, the courtyard design allows for maximum light and fabulous cross flow ventilation, capturing the sea breeze. Comfortable open plan living features high vaulted ceiling and engineered oak flooring leading to the gourmet kitchen, showcasing shaker style cabinetry with concrete look benchtop, integrated dishwasher and microwave plus an island bench with breakfast bar. Sliding doors lead to the courtyard deck, sheltered from the coastal weather and enjoying an outlook over the landscaped backyard. An even temperature year-round, this property is fully insulated, including under floor insulation and double glazed windows, in the winter months you can live in comfort with ducted air conditioning across 4 zones. The master suite is generous in size and includes a walk-in robe and ensuite with terrazzo style floor tiles complimented by white subway wall tiles to provide a fresh and light bathroom. If retirement isn't an option, a quiet office or study nook is available to work from home. The guest wing, separated by the central courtyard deck, provides guests with their own place to retreat to, including the main bathroom and powder room. Within an easy drive to a myriad of beaches, Ulladulla's shopping hub and the quaint boutique café strip of Milton, this is a place to call home with everything at your fingertips. The hard work has been done, simply move in and start living the amazing Mollymook and south coast lifestyle. Featuring: \* Ducted air conditioning - 4 zones\* Fully insulated - walls, ceiling and underfloor\* Double glazed windows\* Courtyard deck with charcoal stain\* Land area - 846m<sup>2</sup> - landscaped gardens with engineered retaining walls\* 2,000 Litre rainwater tank\* Under house storage\* Double garage with auto door, large storage cupboards\* Built in 2022\* NBN - fibre to the house\* Quiet cul-de-sac location