

**39 Anker Avenue, Mollymook Beach, NSW 2539**

**Raine&Horne.**

**House For Sale**

Monday, 20 November 2023

39 Anker Avenue, Mollymook Beach, NSW 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 898 m2**

**Type: House**



Ben Pryde

0244553800

## Price by Negotiation

An exquisite residence nestled in the highly sought after north Mollymook, just a leisurely 300-metre stroll via a shortcut to the pristine north Mollymook Beach. Located in close proximity to renowned dining establishments, Rick Stein's, The Rooftop Pavilion, and Gwylo restaurants, this property offers the perfect blend of coastal charm and convenience. Prepare to be captivated from the moment you lay eyes on 'The Ankerage', harmoniously blending native and tropical landscaping with ornamental trees dotted around the sprawling north facing allotment. The striking front facade sets the tone for the luxurious experience that awaits. Step inside and be welcomed by attention to detail, quality features and elegant charm. Rich Blue Gum flooring leads you to a stunning central kitchen, featuring a walk-in pantry, sleek 40mm stone countertops, an inviting island bench with waterfall ends, and Smeg appliances. Whether you're a culinary enthusiast or love hosting gatherings, this kitchen is designed to impress. Living spaces are cleverly designed to capture abundant natural light and the cooling sea breeze. The lower living area enjoys the warmth of a slow combustion fireplace and ducted air conditioning, ensuring year-round comfort. Visualise yourself entertaining on the sun-drenched deck, which offers divine views across the picturesque garden scapes, and the surrounding valley. Whether it's a casual barbecue with friends or a family celebration, this space will become your go-to haven for creating lasting memories. The split-level design adds a touch of versatility, the upper living space with high ceilings provides the perfect escape, including an office or optional 4th bedroom, complete with a built-in corner desk. This space is ideal for those who wish to work from home or has potential for guest accommodation. Retreat to the master bedroom, a private sanctuary featuring an ensuite, spacious walk-in robe, and a charming private balcony. Wake up to the soothing sounds of nature and the refreshing coastal air, a one-of-a-kind south coast haven just for you. With its architecturally pleasing design and delightful liveability, 'The Ankerage' holds an intrinsic value that cannot be matched. Embrace the essence of coastal living and seize the opportunity to own this exceptional home and amazing garden. Experience the allure of this exceptional Mollymook residence, 'The Ankerage'. Additional features: \* 6.5kW of solar power plus solar hot water \* Ceiling fans to all bedrooms \* Dedicated office with Cat 5 cable and reverse cycle air conditioning \* Keypad front door entry \* Ducted air conditioning over two zones \* Outdoor awnings and blinds \* Hot and cold outdoor shower \* Garden irrigation (on timer) \* Drive through garage \* Under house and below deck storage spaces \* Underground power