

**4 Linden Way, Mollymook Beach, NSW 2539**

**Raine&Horne.**

**House For Sale**

Friday, 8 September 2023

4 Linden Way, Mollymook Beach, NSW 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 828 m2**

**Type: House**



Ben Pryde

0244553800

## **Guide \$1,100,000 - \$1,170,000**

A spacious entertainers home, showcasing a delightful blend of textures, with Rockcote render, painted brick, feature tile, and mini-orb cladding, creating a real coastal aesthetic. This elevated residence includes 5 generous size bedrooms, providing ample space for the entire family. The interior has been thoughtfully refreshed with new timber-look vinyl floors and plush carpet throughout. Spacious open-plan living features a slow-combustion fireplace and reverse cycle air conditioning, ensuring warmer winters and cool summers. There is also an additional sunroom which is a nice quiet spot to sit with a morning coffee. Cook up a storm in the well-appointed kitchen complete with a breakfast bar, and electric appliances, making meal preparation a breeze. You can also entertain in style on the expansive covered deck or opt for the equally inviting covered courtyard with BBQ area featuring a character wood-burning stove, perfect for hosting large gatherings and enjoying the great outdoors while overlooking the backyard. The master bedroom offers a private retreat with its own ensuite and access to the front deck, where you can enjoy the fresh sea breeze. For those who work from home or desire a separate hobby space, a detached rear office with a bathroom provides the perfect solution. Teenagers will relish the downstairs area, which includes two bedrooms and an extra living space (with scope to install an additional bathroom). Including a single carport at the front and double carport at the rear with the convenience of side access, you'll have room for all your vehicles and toys. As you take in the surroundings, you'll be treated to refreshing ocean glimpses and a leafy outlook, and you'll appreciate the property's proximity to Mollymook Beach, shops, and restaurants. Situated in a quiet street in the heart of Mollymook, only a short 5 minute drive to boutique shopping and cafes of Milton or the shopping hub of Ulladulla.