

**41 Carroll Avenue, Mollymook, NSW 2539**



**House For Sale**

Monday, 6 November 2023

41 Carroll Avenue, Mollymook, NSW 2539

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 759 m2**

**Type: House**



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## Price On Application

Perfectly positioned a short walk to Mollymook Beach, Bannisters and Tallwood Shops, this freshly renovated home is set to impress. With light filled interiors and a prized North east aspect, you'll fall in love with the open plan living and dining areas while enjoying the filtered ocean views & cool ocean breeze as you sip a cocktail from the balcony. Exquisite designer finishes include handcrafted Moroccan tiles, stone kitchen counters and custom made Tasmanian Oak bathroom vanities. Tasmanian Oak engineered floors throughout impart a cool, coastal style to this exceptional property. The large entertaining deck flows seamlessly from the open plan living and dining area overlooking the landscaped gardens. Featuring four generous sized bedrooms, including a parents retreat on the lower level, which offers dual income opportunity as a deluxe holiday rental. The bespoke studio is fully equipped with designer kitchenette, cosy dining nook, and luxurious ensuite complemented by its own chic, sunny private courtyard. Comprehensively renovated, with new wiring and plumbing and New Trend architectural windows and doors throughout, plus air conditioning on both levels and plenty of storage, there is nothing left to do but move in and take up the relaxed coastal lifestyle. We love:

- Fully landscaped gardens, hot and cold outdoor shower
- 600m to Mollymook beach
- 500m to Mollymook Shops
- 250m to Mollymook Bowling Club