

**45 Clissold Street, Mollymook, NSW 2539**



**House For Sale**

Saturday, 4 May 2024

45 Clissold Street, Mollymook, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Kate Wise

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## Price By Negotiation

Located in one of Mollymook Beach's coveted locations, 45 Clissold Street offers a prime opportunity to transform this classic, solid 1970's home into your dream home! Enjoying views towards Mollymook's Beachside Golf Course and Collers Beach, the home offers 3 spacious bedrooms and 2 bathrooms. From the sunny front verandah step into the lounge room which flows through to the dining room and kitchen. The retro kitchen is still in great condition and has an electric upright cooktop and a brand new Fisher & Paykel dishwasher! The internal laundry has a second toilet and shower and access to both the garage and the backyard. At the rear of the home there is a covered verandah overlooking the backyard. The double garage is very spacious and offers extra storage space. Positioned on a 714m<sup>2</sup> block with side access this property offers so much potential. Located across the road from the Clissold Street reserve, you will enjoy an easy walk to golf and access to the shared path to Collers Beach. Collers Beach is pet friendly and also offers excellent rock fishing and the popular "Golfy Reef" surf break! Whilst the home is perfectly liveable as it is; however, with a little imagination and some renovation, it could easily become the ideal coastal home!! Call Kate Wise on 0404 413 866 today as this one is bound to be snapped up quickly!! Features: • Views of Collers Beach & Golf Course • Direct access via Clissold Street Reserve to shared path to beach & golf course • 3 Bedrooms • 2 Bathrooms • Spacious DLUG with storage • Retro home ripe for renovation • Coveted location • Walk to Ulladulla CBD, Restaurants, cafes and essential services