

**1/25 Augusta Place, Mollymook Beach, NSW, 2539**



**House For Sale**

Tuesday, 20 August 2024

1/25 Augusta Place, Mollymook Beach, NSW, 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Kate Wise

0244541333

## IDYLLIC LIFESTYLE OPPORTUNITY

Boasting absolute golf course frontage and with Mollymook Beach a short 850m stroll away, this lovely townhouse promises an enviable lifestyle of relaxation and recreation. From the moment you enter the front door you will be impressed with the clever design and the beautiful views of the Mollymook's Championship Hilltop Golf Course.

Filled with natural light and rich in warmth and charm, this three bedroom home offers raked ceilings, exposed brick feature walls (that would look stunning white washed) and a lovely sense of space. The versatile floor plan boasts, 3 bedrooms, two bathrooms, a study, 3 x WC's and a fabulous kitchen overlooking the open plan living and entertaining. Indoor/outdoor living is merged seamlessly with a spacious outdoor entertaining area overlooking the amazing golf course. Enjoy winter's evenings snuggled around the open fire with a glass of red and a good book.

Representing the perfect location for the avid golfer - with the golf buggy included in the sale and it's very own lock-up garage and storage shed! However, the home also offers an ideal opportunity for those seeking a beautiful green outlook without the mowing!

Superbly positioned to enjoy the idyllic south coast lifestyle with the white sands of Mollymook Beach a short 850m stroll away and local cafes, clubs and restaurants all within walking distance. Alternatively, for the savvy investor seeking a fabulous return with minimal maintenance, the location certainly lends itself to the perfect investment opportunity.

Call Kate Wise today on 0404 413 866 to inspect this fabulous lifestyle property.

Features Include:

- Absolute golf course frontage
- 3 bedrooms all with BIR's & ceiling fans
- Study with skylight
- 2 Bathrooms plus a 3rd WC
- Versatile open plan living
- Slow combustion fire
- Vaulted ceilings & beautifully designed
- Double lock up garage
- Spacious outdoor entertaining area
- Lock up golf cart and storage shed & the golf cart is included in the sale!
- 850m walk to Mollymook Beach