

**37 Yarrowonga Dr, Mollymook Beach, NSW 2539**



**House For Sale**

Sunday, 23 June 2024

37 Yarrowonga Dr, Mollymook Beach, NSW 2539

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 454 m2**

**Type: House**



Kate Wise

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## Price By Negotiation

Exuding quality design elements of contemporary architecture, this stunning 4 bedroom home is an absolute show stopper! From the striking street appeal to the distinctive combination of finishes and the abundance of natural light, the property is truly unique and offers the astute buyer a very special opportunity. The interior is visually captivating! Featuring soaring 4m ceilings and high-level windows to capture the natural light and the colour and movement from the backdrop of native gums, fringing the nearby golf course. An organic colour palette is perfectly paired with raw materials and reclaimed bricks to create an earthy elegance, that is at one with nature. Three of the four bedrooms are located on the ground floor, offering privacy and space. The master suite includes sliding door access to a lovely private balcony, a spacious walk-in-robe and a beautifully appointed ensuite. Bedrooms two and three are spacious and include BIR's. The main bathroom is beautiful with a gentle blue and white colour scheme, freestanding bath, shower, double vanity and toilet. The stairs feature built-in lighting and lead to the stunning entrance foyer and the upper level. Thoughtfully designed, the living area offers two distinct areas; incorporating a lovely sense of space for entertaining. From this level the abundance of natural light and the views of the soaring gum trees soothe the soul and create the perfect ambience for a relaxed coastal lifestyle. The fourth bedroom is located on this level, offering views of the golf course, a BIR and louvre windows. There is a beautifully appointed powder room with shower, toilet and vanity finished in a stylish monochromatic colour scheme. Entertaining in this home will be an absolute delight. The kitchen is spacious, with a stone island benchtop, WIP, 900mm freestanding gas cooktop with electric oven. The open plan living and dining areas enjoy the same stunning views and abundance of northern sunshine. There is an elevated entertaining deck, perfect for a BBQ or relaxing over a quiet drink with friends. Nestled in a quiet, prestigious nook in Mollymook Beach, this home offers the wow factor in spades! Ideally located to take advantage of the golden sands of Mollymook Beach and the Hill Top Championship Golf Course, make it your forever home or a luxurious stay and play retreat!! Features: • Built by local Builder Mark Johnston designed by Sydney Architect Jeff Clark • Stunning combination of raw materials featuring vertical Black butt cladding and reclaimed bricks • High level windows capture natural light and treetop views • Gourmet chef's kitchen • Luxurious Master bedroom with private balcony • Beautifully appointed bathrooms • Quality wool carpets in bedrooms • Enviro features 6000 Litre water tank • Double Glazed windows throughout Living areas • Mitsubishi Reverse cycle air-conditioning • LED Lighting • 6.6kw Solar Panels • Double drive through garage • Stylish shade sail provides additional undercover parking • Bird attracting Native planting landscapes provides privacy and low maintenance Homes of this calibre are a rare offering, to arrange an early inspection contact Kate Wise on 0404 413 866 today!