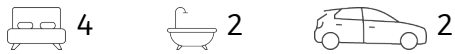




Absolute Beachfront Retreat



78 Mitchell Parade, Mollymook Beach

AUCTION

There’s a rare kind of peace that comes with living by the ocean, a rhythm that draws you in, slows life down and makes the world feel a little simpler. This Mollymook beachfront home, nestled along one of the South Coast’s most sought-after beaches, offers that kind of connection.

With a modern design and thoughtful touches, this home allows the beauty of the natural landscape to take centre stage. Breathtaking ocean and beach views are visible from the living and outdoor spaces, while expansive areas invite you to sink into the coastal lifestyle.

A successful holiday letting, generate an income or keep for your own family and friends.

Highlights of the home include:

- Four spacious bedrooms, offering flexibility for family living or additional guest accommodation
- Two living areas, including a self-contained unit, providing plenty of room to relax or entertain
- Two kitchens, each with European appliances, ideal for those who love to cook and host guests
- Large tiered outdoor terrace, perfect for enjoying long lunches, sunrises, or simply watching the ever-changing ocean
- Luxurious bathrooms, including a freestanding bath and frameless shower
- Beach access, right from your own backyard

Property ID:	L1136309
Property Type:	House
Carports:	2
Land Area:	696.0 sqm

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- Wet area bathroom/ laundry and outdoor shower, ideal after a day spent on the beach
- Large storage area for all the beach toys

The design of this home strikes the perfect balance between coastal charm and modern comfort. Every detail has been considered, creating a space where you can truly unwind, whether it's a day on the sand or a cosy evening in.

Conveniently located just a short stroll from Mollymook's vibrant restaurant and cafe scene including Rick Stein at bannisters & Gwylo eatery, championship golf courses, a short drive to Cupitt's Winery, Milton's boutique art and culture strip and renowned surf breaks, this property presents a rare opportunity to own a slice of paradise in one of the coasts most coveted seaside destinations.

Everything you need for a life well-lived by the sea.

AUCTION: Friday 30 May at 6pm – on site (unless sold prior)