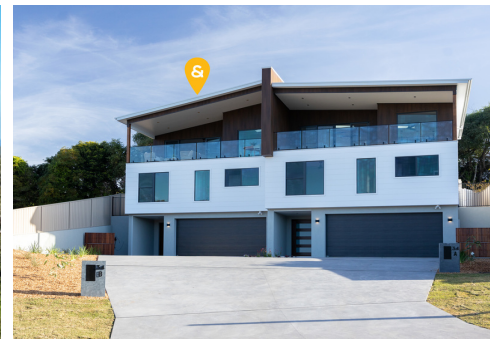


## STATE OF THE ART DESIGN - COASTAL DUPLEX



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## 34B Springfield Drive, Mollymook

\$1,195,000

Presenting an exquisite custom-built duplex that harmoniously blends style, simplicity, and functionality, offering a haven of tranquil and effortless living. This exquisite property is strategically positioned between the pristine Mollymook Beach, the championship Hilltop Golf Course, and the charming towns of Milton and Ulladulla, making it an ideal retreat for those in search of serenity or downsized living.

This contemporary masterpiece features three generously appointed bedrooms, two of which extend to a deck overlooking a private native garden, enhancing the overall tranquillity of the space. The third bedroom offers a captivating leafy outlook to the horizon. All bedrooms are equipped with speed control ceiling fans and in-ceiling split system air conditioning, ensuring optimal comfort regardless of the season. The luxurious master suite serves as a true retreat, boasting a lavish ensuite with twin shower heads, underfloor heating, and a spacious walk-in robe.

The open-plan living area showcases over 3-metre high raked ceilings, Velux skylights and elegant engineered Spotted Gum flooring, creating an inviting and spacious ambience. The gourmet kitchen, a central focal point of the home, features high-end appliances, including an Ilve 900mm oven, gas cooktop, integrated fridge, microwave, and dishwasher. A walk-in pantry with a wine cooler adds to the convenience of the space.

**Property ID:** L21176152

**Property Type:** House

**Garages:** 2

**Land Area:** 436.5 sqm

**Ben Pryde**

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Speed control ceiling fans, in-ceiling split system air conditioning and gas heater points ensures year-round comfort.

Then step onto the expansive tiled deck with a glass balustrade, offering breathtaking views that elevate the sensation of being on top of the world. Revel in the fabulous leafy outlook and ocean vistas stretching to the horizon, creating an unparalleled sense of tranquillity.

The duplex's design, with render horizontal cladding and NewTech wood cladding, is crafted for ease of living, seamlessly connecting the kitchen to the living area and fostering an environment for relaxation and entertainment.

Practicality is further enhanced with a spacious 2-car garage, complete with storage area, a 4,000 litre rainwater tank and 6.6kw of solar power contributing to the property's functionality. The sheltered rear verandah is meticulously crafted with attention to detail, ensuring a low-maintenance yet high-quality lifestyle.

Whether you seek a peaceful retreat or a downsized living option, this Mollymook escape promises an easy living experience with the added allure of a fabulous leafy outlook and ocean vistas stretching to the horizon. Welcome to a life of luxury, serenity, and sophistication.

- Raked living area ceiling height -2.44m to 3.9m
- Large double garage with 2.6m high ceiling, extra storage space and internal access
- Bathrooms include 600mm x 300mm tiles to the ceiling and toilets with concealed cisterns, underfloor heating, black finish tapware and modern back-to-wall soaking tub
- Ceiling fans and air conditioning throughout bedrooms and living areas
- Powder room in the living area
- Private native gardens, retaining walls and extensive drainage
- Solar power – 6.6kw
- Water tank – 4,000 Litre
- Land area – approximately 436.50m<sup>2</sup>

