



## Prime Land in Golf Course Estate



## 36 Yarrawonga Drive, Mollymook Beach

Sold for \$505,000 (Apr 24, 2025)

Discover the perfect canvas for your dream home, this generous 730m<sup>2</sup> cleared corner block of land is nestled in a quiet street just minutes away from the pristine Mollymook Beach, offering a lifestyle of tranquillity and coastal charm.

With its ideal location, this parcel of land provides endless possibilities for design and architecture. Whether you envision a contemporary family residence, a stylish holiday retreat, or a comfortable retirement haven, this block is the foundation for realising your aspirations.

The spacious dimensions of this block invite creativity and flexibility in design. Bring your vision to life and create a home that perfectly suits your lifestyle. Embrace the coastal ambience and design a residence that captures the essence of seaside living.

For the golf enthusiasts, the street conveniently backs onto the scenic Mollymook championship Hilltop Golf Course. A pathway ensures easy access, allowing you to indulge in your favourite pastime.

Benefit from easy access to all the amenities you could need, with Mollymook's restaurants and cafes just 1.8km away. Additionally, a short drive will take you to Milton's boutique shopping and cafe strip, providing a diverse range of options for leisure and entertainment.

**Property ID:** L25546156

**Property Type:** Land

**Land Area:** 730.0 sqm

**Ben Pryde**

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Seize the opportunity to build your dream home in Mollymook Beach, where every day feels like a holiday. Embrace the coastal lifestyle, indulge in the beauty of the surroundings, and make 36 Yarrawonga Drive your haven by the beach.