



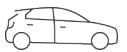
Seaview, Seaside, Sunrises - Your Coastal Escape



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45 Seaview Street, Mollymook

Sold for \$1,525,000 (Sep 18, 2025)

Perched in one of Mollymook’s most desirable pockets, this partially renovated seaside haven offers the best of beachside living, ocean views, spectacular sunrises and modern coastal charm, all just moments from the sand and surf.

Just 500 metres across the fairways to Colliers Beach and a short stroll to the golden sands of Mollymook Beach, this sunlit home captures the true essence of relaxed coastal living. With sweeping views over Colliers Bay and the Beachside Golf Course, the scene is set for morning coffees, lazy afternoons and unforgettable sunrises from your rear entertaining deck.

Step inside to find newly polished Cypress Pine floors adding warmth and character to the spacious open plan living and dining area, complemented by reverse cycle air conditioning and ceiling fans throughout for year-round comfort. A separate lounge provides an ideal second living space or media room.

The heart of the home is the generous kitchen, complete with a generous island bench and ample storage, perfect for entertaining family and friends.

Set on a substantial 876m² allotment, the home also features:

- Main bedroom with walk-in robe, ensuite, and new carpet
- Freshly painted inside and out
- Gym, workshop, garage and carport – plenty of room for your tools, toys, boat or caravan

Property ID:	L31626490
Property Type:	House
Garages:	1
Carports:	1
Open Parking:	1
Land Area:	876.0 sqm

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- Paved garden courtyard, a tranquil hideaway for sunny days
- Scope to add your personal touch and modern upgrades

Whether you're seeking a permanent sea change, a coastal weekender, or a future investment in one of the South Coast's most sought-after locations, 45 Seaview Street delivers on lifestyle, location, and potential.

Moments to the Beachside Golf Club, Mollymook's popular cafes and restaurants, and just a short drive to the vibrant townships of Milton and Ulladulla, this is coastal living without compromise.