



Architecturally Designed  
Freestanding Villa Near Golf Course

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1/10 Augusta Place, Mollymook Beach

Sold for \$970,000 (Aug 29, 2025)

Positioned close to the picturesque championship golf course and just moments from Mollymook Beach, this architecturally designed, freestanding villa offers a rare combination of luxury, light, and lifestyle.

Set in an elevated, leafy location, the villa is bathed in natural sunlight and crafted for effortless living. Step inside via a large internal staircase into a spacious open-plan layout, where engineered timber flooring, plantation shutters, and contemporary finishes create a warm and modern ambience.

The designer kitchen is a standout with sleek stone benchtops, a central island, and premium European appliances—perfectly suited for everyday living or entertaining. The living and dining area seamlessly flows to a private, fully fenced courtyard with covered alfresco zones for year-round enjoyment.

There are three generous bedrooms, two with built-in robes, while the master suite boasts a walk-in robe and a stylish ensuite. Year-round comfort is assured with reverse cycle air-conditioning to the living area, main and secondary bedroom, plus ceiling fans throughout.

Additional features include:

- Quality hardwood flooring throughout
- Plantation shutters throughout
- Double lock-up garage with epoxy flooring

Property ID:	L33837755
Property Type:	House
Garages:	2
Land Area:	298.0 sqm

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- Only eight freestanding homes in the complex
- Low-maintenance landscaping
- Peaceful, prestige location close to beach and golf course

This is a premium lifestyle opportunity in one of Mollymook's most desirable pockets, perfect for downsizers, holidaymakers, or investors seeking style, comfort, and convenience.