



49 Linden Way, Mollymook Beach

Price by Negotiation

Brimming with natural light, warmth and flexibility, this beautifully maintained home offers a lifestyle that’s as relaxed as it is practical. Tucked away in a quiet, elevated street just 500 metres from the Tallwood shops, Gwylo restaurant and Bannisters Pavilion, and only 900 metres from the iconic north end of Mollymook Beach. This is the kind of property that instantly feels like home.

Upstairs, with ramp access, the main living level features three generous bedrooms with built-in robes, a spacious lounge and separate dining area, and a modern kitchen with sleek Caesarstone benchtops. Large windows frame calming leafy vistas, and the elevated deck is the perfect place to soak in the sweeping valley views and watch the sun set.

Downstairs opens up a world of possibility, with its own entrance, two additional bedrooms, a second bathroom, rumpus room and kitchenette, it’s ideal for guests, teenagers, extended family or even holiday accommodation.

The front and back yards have been thoughtfully landscaped for a low maintenance lifestyle. There’s plenty of space for kids and pets to play, while the fire pit area invites cosy evenings under the stars. The established Liquidambar tree adds a splash of seasonal beauty, and the Modwood entertaining deck is the perfect spot to host friends and family.

Property ID:	L34166016
Property Type:	House
Garages:	1
Land Area:	779.0 sqm

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Features at a glance:

- Views to north to Mollymook Beach and south to Ulladulla lighthouse
- Flexible layout with five bedrooms and two bathrooms
- Self-contained lower level with private entry and kitchenette
- Elevated position with gorgeous valley views
- Light-filled living, modern kitchen and stylish finishes
- Peaceful backyard with fire pit and entertaining spaces
- Quiet, family-friendly street close to local amenities
- Walk to shops, Gwylo restaurant and Bannisters Pavilion
- Just 900m from the pristine sands of Mollymook Beach

Whether you're searching for a forever home or a coastal getaway with room to move, this property delivers comfort, charm and lifestyle in equal measure.