



Effortless Modern Coastal Living



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21 Nethercote Street, Mollymook

\$1,345,000

Discover refined coastal living in this cleverly designed, contemporary home, elevated to capture sunshine, sea breezes and leafy ocean outlook. Just 1.2km from Mollymook Beach, cafés and the Golf Club. Thoughtfully crafted with solar-passive principles, no internal stairs and a 5.5kW solar system, the home delivers year-round comfort, energy efficiency and easy living.

At its heart, the sun-filled open-plan living zone features polished concrete floors, soaring vaulted ceilings and expansive stacker doors that dissolve the boundary between indoors and out. The north-facing alfresco is an entertainer's dream, complete with polished concrete underfoot, rustic hardwood BBQ area, electric heaters, surround sound and a fire pit (negotiable), all set against ocean glimpses and a tranquil leafy backdrop.

The gourmet kitchen impresses with stone benchtops, quality electric appliances, integrated dishwasher and a generous walk-in pantry. Accommodation includes three bedrooms plus a dedicated office, with the main suite showcasing an olive batten feature wall and a luxe ensuite with rain shower and terrazzo-look tiles. Stylish main bathroom finishes include a walk-around shower, wall-hung vanity and a back-to-wall soaking tub.

Additional highlights include reverse-cycle air conditioning, solid hardwood barn doors, fully fitted laundry, surround sound throughout living and outdoor zones, dual blinds, a wide

Property ID: L34563646

Property Type: House

Garages: 1

Open Parking: 1

Land Area: 667.0 sqm

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hallway enhancing the sense of space, and sustainable features such as a 3,000-litre rainwater tank and greywater system.

The large single garage with side access easily accommodates a boat, caravan and extra vehicle, while landscaped gardens, a raised vegetable patch and garden shed complete the picture. Built in December 2021 and still under warranty, this is a stylish, low-maintenance coastal home offering modern comfort, sustainability and lifestyle in equal measure.