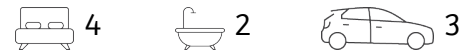




Coastal Comfort, Just Moments from the Sand



10 Latta Street, Mollymook Beach

\$1,375,000

Tucked away in a quiet, sought-after street just 600 metres from Mollymook Beach and directly opposite Latta Street Reserve, this beautifully renovated home offers an easy blend of relaxed coastal living and modern style.

A brand-new kitchen with stone benchtops and a waterfall edge anchors the home, opening to a sun-soaked, north-facing alfresco terrace and a covered BBQ area, ideal for entertaining year-round. Two generous living areas feature timber-look flooring, while three bedrooms plus a versatile rumpus room (perfect as a fourth guest bedroom, studio, or media space) provide flexible living for families, holidaymakers or those who work from home.

Luxurious bathrooms have been thoughtfully updated with quality finishes, including a freestanding bathtub, feature wall tiles and heated towel rails. Comfort is ensured with reverse cycle air conditioning, slow combustion heating, ceiling fans and a 6.6kW solar system for energy efficiency.

Outside, landscaped gardens frame the covered timber deck, constructed with structural insulated panels to enhance year-round usability. Additional features include keyless entry, a double carport and a single lock-up garage.

Ideally located close to Mollymook shops, Bannisters Pavilion, and the golf club, this home is

Property ID:	L35899579
Property Type:	House
Garages:	1
Carports:	2
Land Area:	644.9 sqm

Ben Pryde
0410 324 209
bpryde@mollymook.rh.com.au

a superb coastal retreat, perfect as a permanent residence or weekend escape. A relaxed, low-maintenance home in one of the South Coast's most desirable beachside pockets.