

Prime Coastal Investment with Development Potential



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64 Ocean Street, Mollymook

Sold for \$2,090,000 (Oct 03, 2025)

Just over 100 metres from the golden sands of Mollymook Beach, this blue-chip property presents a rare and exciting opportunity for savvy investors, developers, and land bankers alike.

Currently home to the Mollymook Newsagency, the property is securely leased until December 2031 (including options), generating a passive income of \$27,740.66 per annum. However, the real value lies in the land and the MU1 Mixed Use zoning – offering a canvas for future mixed-use or shop-top housing development (subject to council approval) in one of the South Coast's most sought-after beachside suburbs. Picture luxurious north facing apartments and with a commercial component.

- North facing with ocean and beach views
- Just 100m from Mollymook Beach
- Zoned MU1 Mixed Use – supports both commercial & residential uses
- 619.7m² block with dual street access
- Approx. 200m² of floor area including shop front and old dwelling
- 11m height limit – development potential (STCA)

Property ID: L36749968

Property Type: Other

Building / Floor Area: 198

Land Area: 620.0 sqm

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- Land value: \$2,300,000 (Valuer General, as of 1 July 2024)

Walk to Mollymook Golf Club, cafes, restaurants, beachside golf course & more.

With a secure lease in place, this is a strategic acquisition for those looking to capitalise on future redevelopment potential in a tightly held coastal location.