



Private Coastal Sanctuary

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275B Matron Porter Drive, Narrawallee

Price by Negotiation

Set on 4.6 serene acres between the surf of Mollymook Beach and the charm of Milton village, this property offers a lifestyle rarely found so close to the coast. Here, you can enjoy a morning ride to the beach, wander into town for coffee, or simply unwind at home surrounded by space, calm and complete privacy.

The home has been thoughtfully designed around light, warmth and tranquillity. The heart of the home combines the chef's kitchen, dining and lounge beneath high ceilings and a skylight that brings in beautiful natural light. A wood fire anchors the room in cooler months, while freshly renovated interiors, including hybrid timber flooring, soft new carpets and luxurious bathrooms give the home a welcoming feel.

The outdoor living is a true escape, with two generous alfresco spaces and a wood-fired pizza oven perfectly positioned for entertaining while overlooking your own slice of paradise. The solar-heated saltwater pool captures uninterrupted northern sunshine and looks out across gently rolling land framed by mature trees and low-maintenance gardens.

Accommodation is well planned, with three comfortable bedrooms, each with built-ins. The master suite is a private retreat offering a walk-in wardrobe, large ensuite and direct access to the pool terrace. A separate three-bay garage with its own bathroom and kitchenette adds exceptional flexibility, ideal for a workshop, studio or extra storage. Whilst a four-bay garage

Property ID:	L988297
Property Type:	House
Garages:	4
Land Area:	4.67 acres

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and hardstand area takes care of vehicles, caravans and boats with ease.

All of this sits just minutes from Mollymook Beach, Narrawallee Inlet, Milton's boutique village and Ulladulla's town centre, making it an outstanding option for families, weekenders or anyone dreaming of a coastal acreage lifestyle.

Features at a glance

- Beautiful, expansive kitchen with stone waterfall benchtops, quality appliances & gas cooking
- Open-plan living with high ceilings, skylight & cosy wood fire
- Freshly painted interiors; hybrid timber floors & wool carpet
- Luxurious bathrooms with private acreage outlook
- Three generous bedrooms; master with WIR, parent retreat & ensuite
- Two large undercover alfresco areas with wood-fired pizza oven
- Solar-heated saltwater pool with sunny northern aspect
- Detached 3-bay garage/workshop with kitchenette & bathroom
- Additional 4-bay garage plus expansive hard-stand parking
- Reverse-cycle air-conditioning & ceiling fans throughout
- Two 13,000L water tanks + town water connection
- Fully fenced grounds with plumbed water to paddocks
- Mature trees, low-maintenance plantings & space for chooks, veggies or a pony
- Only minutes to Mollymook Beach, Narrawallee, Milton & Ulladulla CBD