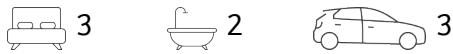




Absolute Golf Course Frontage



1/25 Augusta Place, Mollymook

Guide \$850,000 - \$900,000

Boasting front-row views of Mollymook’s Championship Hilltop Golf Course and just a short 900m stroll to beautiful Mollymook Beach, this charming townhouse offers an enviable lifestyle where relaxation meets recreation.

From the moment you step inside, you’ll be captivated by the home’s clever design, abundance of natural light and stunning golf course outlook. Brimming with warmth and character, the interior features a raked ceiling, exposed brick feature walls (perfect for a coastal whitewash makeover) and a versatile open-plan layout that maximises both space and style.

Offering three bedrooms, two bathrooms, a study nook, this home caters effortlessly to both comfort and convenience. The well-appointed kitchen overlooks the spacious living and dining area, creating a seamless connection to the outdoor entertaining terrace, where you can relax and take in the spectacular fairway views.

In winter, unwind by the slow-combustion fireplace with a glass of red and a good book, the perfect setting for cosy evenings at home.

For the avid golfer, this property is a dream come true, complete with its own golf buggy garage and additional storage shed. For those who simply love a beautiful green outlook without the upkeep, this low-maintenance home is ideal.

Property ID:	L989310
Property Type:	House
Garages:	2
Carports:	1

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

Perfectly positioned to enjoy the best of the South Coast lifestyle, you'll find cafés, clubs and restaurants all within walking distance, making this a wonderful permanent residence, holiday retreat, or savvy investment opportunity.