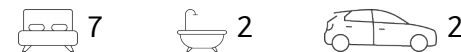




## Classic Beach House Retreat in Dolphin Point



### 17 Vista Drive, Dolphin Point

Guide \$950,000 - \$1,000,000

Your gateway to coastal living at its finest. This classic beach house is nestled in the heart of picturesque Dolphin Point, offering a perfect blend of coastal charm and modern comfort.

Situated just a stroll away from stunning beaches, Burrill Lake, National Park, and a vibrant array of cafes and shops, 17 Vista Drive is perfectly positioned for a relaxed coastal lifestyle. Everything you need is within easy walking distance, making this residence an ideal family home or holiday retreat.

This large rambling beach house is designed to accommodate the extended family with 6 bedrooms, providing ample space for everyone. The spacious lounge, dining, and kitchen areas create an inviting atmosphere, perfect for family gatherings or entertaining friends.

East-facing living captures the refreshing sea breeze and an open plan dining and functional kitchen boasts a wall of floor-to-ceiling windows, offering fabulous views of the escarpment and Budawang Ranges. The elevated entertaining deck is an idyllic spot to soak in the beauty of the surroundings.

Experience comfort year-round with reverse cycle air conditioning. The lower rumpus room and semi-enclosed outdoor area provide additional spaces for relaxation and quiet escapes.

<b>Property ID:</b>	L990134
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	698.5 sqm

#### Ben Pryde

0410 324 209

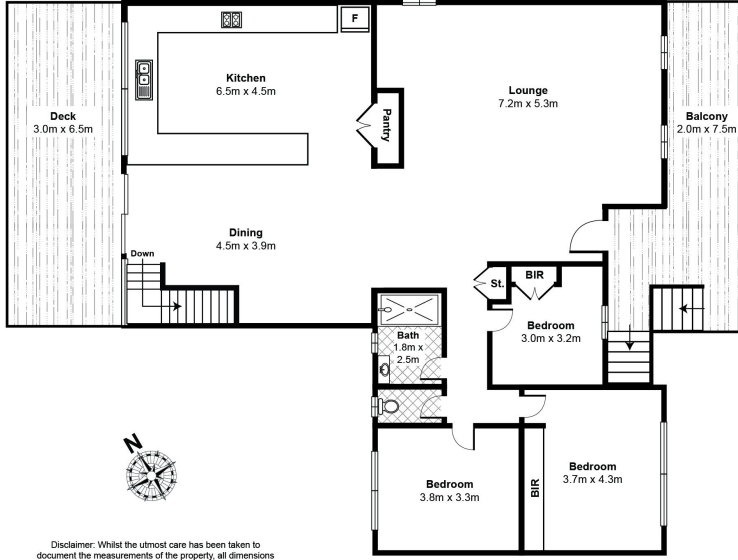
bpryde@mollymook.rh.com.au

The property features a level, fully fenced backyard, a safe haven for kids to play and adults to unwind. An additional bonus is the double garage, providing ample space for all your beach gear.

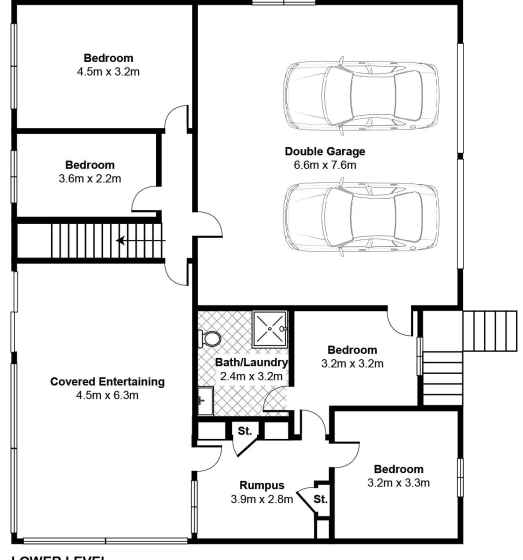
Only 600 metres to Dolphin Point for world-class surfing or a short stroll to Burrill Lake entrance, where you can enjoy a swim, paddleboard, or try your luck at fishing. Embrace the coastal lifestyle with ease.

Don't miss this opportunity to own a classic beach house in the heart of Dolphin Point.

17 Vista Avenue, Dolphin Point



UPPER LEVEL



LOWER LEVEL



Disclaimer: Whilst the utmost care has been taken to document the measurements of the property, all dimensions are estimates only, and should not be relied upon for accuracy. All parties should make and rely upon their own enquiries for accuracy.