

**27 Donlan Road, Mollymook Beach, NSW, 2539**

**Raine&Horne.**

**House For Sale**

Wednesday, 25 September 2024

27 Donlan Road, Mollymook Beach, NSW, 2539

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Classic Cottage In Snap Shot Spot

Less than 300m to the white sands and clear blue ocean, this gorgeous beach bungalow oozes character and vintage charm.

Featuring the original cypress pine floorboards throughout the open plan kitchen, dining and living areas, and framed with beautiful mini plantation shutters, the heart of this captivating home is both elegant and functional with plenty of room for living your best life.

Two bright, light and spacious bedrooms with built in wardrobes are superbly presented to rest under the cool northeast breeze on the warm summer evenings, for which this area is known for.

The retro tiled bathroom and laundry are exquisitely maintained and add something really special to this home and the sleepout off the back deck insures extra space for an office, kids room, storage or even a guest bedroom.

The best part though, is the expansive back deck and covered alfresco with tons of room for socialising or chilling in the afternoon with a drink and a BBQ overlooking the private backyard smothered in aloe vera after day at the water's edge.

Additional features:

- Fully fenced low maintenance yard with two garden sheds.
- Reverse cycle air-conditioning for year-round comfort.
- Very generous 727sqm block with R2 zoning (low density residential) for future development as per council regulations.
- Chance of ocean views if you added a second storey.
- Potential for holiday letting in a popular area close to our beaches, Bannisters restaurants, Gwylo and local clubs.
- Single lock up garage.

This immaculately presented beachside beauty won't last long, call Chay for an inspection on 0499 851 243.