

**52 Valley Drive, Mollymook Beach, NSW, 2539**



**House For Sale**

Monday, 9 December 2024

52 Valley Drive, Mollymook Beach, NSW, 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **Walk to Beach, Shops and Restaurants**

Location perfect! 500m walk to Mollymook shops, Bannisters Pavilion, Gwylo restaurant and a further 2 minute walk and you're at Mollymook Beach.

This single level brick home is elevated nicely to provide privacy and cool cross breezes throughout the summer months. This home is the ideal size for family and friend get togethers with its spacious lounge area, open plan design and rear undercover outdoor area.

The front undercover patio is just the place for your morning coffee with treetop views from the reserve opposite. Later in the day stroll across the road to the "friendliest little club in Mollymook"... for a game of bowls, afternoon drink or an evening country style dinner at the Mollymook Bowling Club.

This home is currently a successful Airbnb property and would suit any buyers looking to purchase a holiday home for themselves with an option to continue the investment opportunity or enjoy it for yourself every day as your permanent home.

### **KEY FEATURES**

- 3 beds, 2 baths and a lock up garage
- Treetop outlook over the reserve opposite
- Freshly painted throughout
- Easy to maintain laminated timber floors
- Cheery galley style kitchen
- Fully fenced backyard with side gates
- 658m2 block