



### 13 Woodglen Crescent Mollymook NSW

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In a quiet leafy crescent, one street back parallel to the headland, this funky beach house is astride one of the best spots in town. Nestled in a tightly held established street, just minutes walk to either Mollymook or Narrawallee beach and seconds to Tallwood Shops making coastal life so easy. A functional layout for the family, with 4 bedrooms plus study, 2 bathrooms, upper and lower lounge rooms and light filled cathedral ceilings. Incorporating outdoor living spaces over two zones with verandah deck on the upper living level and a spacious front lawn downstairs to catch the sun.

The property has great potential for something special with the unique dormer windows and interesting alcoves and spaces to create a very artistic beach house.

The property is a wonderful family base or rental investment for those who recognise a great location opportunity.

**Price** : \$ 655,000  
**Building Size** : 178 sqm  
**Land Size** : 613 sqm  
**View** : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/mollymook/residential/house/5834785>



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GROUND LEVEL



FIRST LEVEL



INTERIOR	178 m <sup>2</sup>
EXTERIOR	65 m <sup>2</sup>
<b>TOTAL</b>	<b>243 m<sup>2</sup></b>

13 Woodglan Crescent, Mollymook Beach

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