



13 Woodglan 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 ²
EXTERIOR	65 m ²
TOTAL	243 m ²

13 Woodglen Crescent, Mollymook Beach

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Disclaimer: The artist impressions and floorplans are indicative only, are not to scale and do not form part of any Contract of Sale. Any dimensions, finishes or specifications depicted are subject to change without notice. Consultants and agents do not warrant the accuracy of any information provided and do not accept any liability for negligence, any error, misrepresentation, discrepancy in the information or reliance thereon.

