

### 13 Jones Avenue Mollmook NSW

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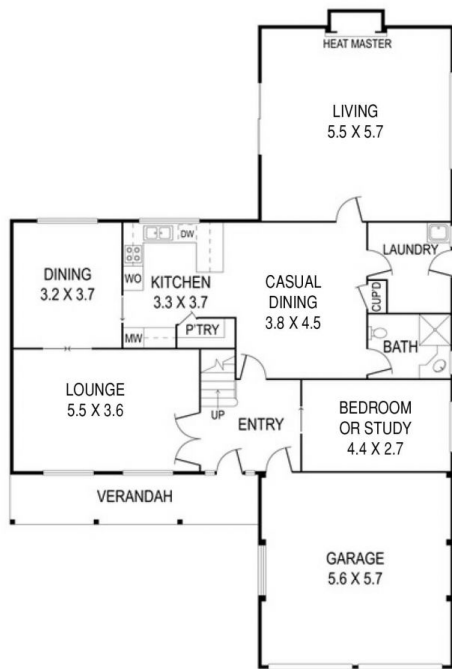
Take a short walk to North Mollmook beach for a swim or surf in the pristine waters, then indulge in the surrounding choice of locations for afternoon beverages and later enjoy fine dining at Rick Stein's, Bannister Pavillion or Gwylo restaurant before walking home to surrender to sleep, within earshot of the waves. An Ideal Holiday home location for yourself, or to set up as AirBnb for others to enjoy.

This home has it all - Formal lounge and dining, kitchen, casual eating and a huge family room with open fireplace opening to the private north facing deck overlooking the garden with fire pit. A study or additional bedroom and bathroom are also located on the ground level, while upstairs features ducted air-conditioning and fans, 4 bedrooms plus ensuite and main bathroom.

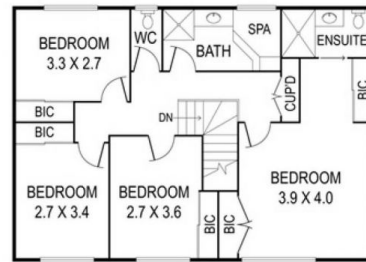
**Price** : \$1,495,000  
**Building Size** : 234 sqm  
**Land Size** : 664 sqm  
**View** : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/mollmook/residential/house/6459378>



**Craig Cooper**  
0434 311 113



GROUND FLOOR



FIRST FLOOR



INTERIOR	234 m <sup>2</sup>
EXTERIOR	12 m <sup>2</sup>
<b>TOTAL</b>	<b>246 m<sup>2</sup></b>

# 13 Jones Avenue, 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.

