

45 Clyde Street Mollymook NSW

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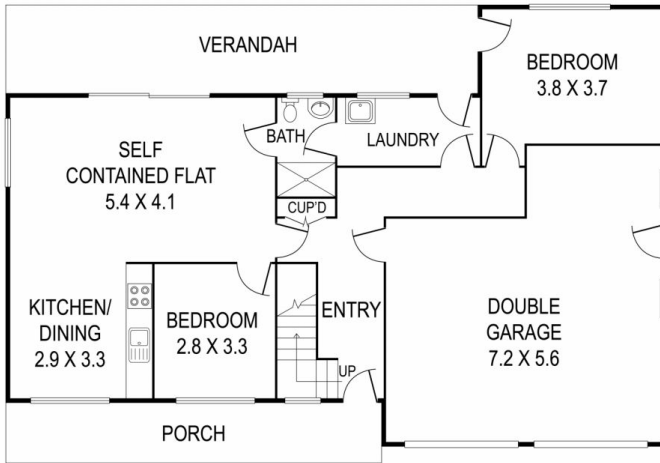
Positioned overlooking the beautiful green fairways of Mollymook Championship Golf course, this home offers peace and tranquility. Take a morning dip or an evening walk in the crystal clear waters of nearby Mollymook Beach. Golfers will enjoy direct access to the 4th Fairway.

The home offers open plan living and dining, all opening onto the large verandah overlooking the generous backyard and leafy vistas to the golfcourse. There are three bedrooms upstairs, all with built-ins and a recently renovated bathroom with free standing bath. Extended family or guests can retreat to their self contained lower level with large living area plus kitchenette opening out to their own al fresco area. Two bedrooms & bathroom complete this retreat area which could be a separate self-contained flat.

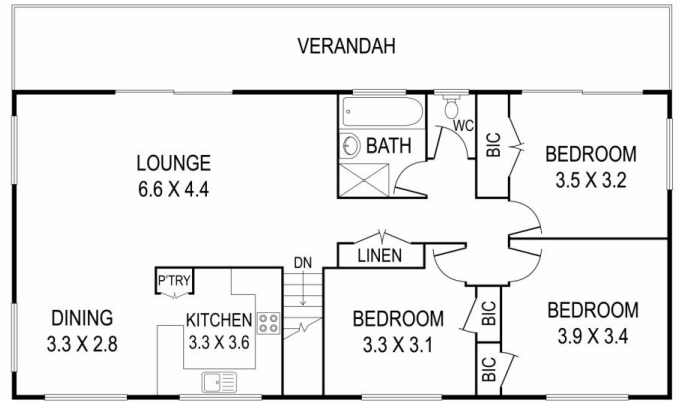
Price : \$1,950,000
Building Size : 218 sqm
Land Size : 752 sqm
View : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/mollymook/residential/house/6699962>



Craig Cooper
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GROUND FLOOR



FIRST FLOOR



INTERIOR	218 m ²
EXTERIOR	62 m ²
TOTAL	280 m ²

45 Clyde Street, Mollymook

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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.

