



### 173 Mitchell Parade Mollymook Beach NSW

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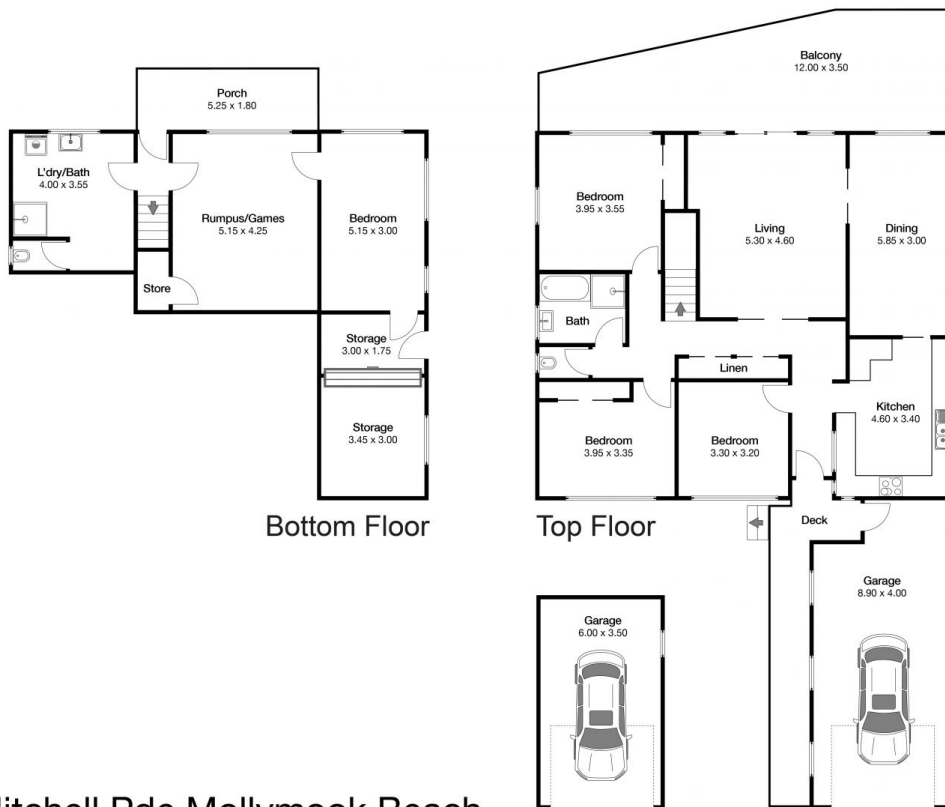
Wake to the sound of waves and stunning early morning vistas, then enjoy breakfast on the north facing balcony with views as far as Point Perpendicular. Cast your eyes over to private Jones Beach, perhaps contemplating a morning dive or snorkel. Or indulge in gentler pursuits such as strolling around the headland path or taking one of the short cuts onto the golden sands of North Mollymook Beach for a refreshing swim.

First time to market, the four bedroom coastal cottage has been held by one family and is now reluctantly offered for sale. Set back, almost hidden from view, impressive ocean views greet you from the moment you enter. With high ceilings and original charm, the home offers sea vistas from kitchen, dining, lounge and main bedroom. The oceanfront northerly aspect captures the cooling summer breeze and the winter sun. On this level there are another two

**Price** : \$ 3,055,000  
**Building Size** : 300 sqm  
**Land Size** : 676.58 sqm  
**View** : <https://www.coopercoastalproperties.com.au/sale/nsw/shoalhaven/mollymook-beach/residential/house/7746912>



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INTERIOR	300m <sup>2</sup>
4	2
	2



**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.

