



MOLLYMOOK BEACH
37 Yarrowonga Drive

4 3 2

CUTTING EDGE EXECUTIVE HOME

This executive home could be right out of the pages of a designer magazine, with clean lines and impressive open spaces creating a sense of sophisticated elegance. This home is edgy, hip and stylish – perfect for a contemporary couple seeking an ultra-modern home with a low maintenance yard. The entry foyer with feature lighting leads upstairs to a spacious open plan living area with re-engineered oak flooring, soaring high ceilings and huge picture windows that flood the home with natural light. A chic black and timber gourmet kitchen with walk-in pantry, Euromaid appliances and Caesarstone benchtops is central to the living areas which open onto a timber rear entertaining deck.

The brand new four bedroom split level residence flows over three levels. Three bedrooms downstairs exude a trendy city-style vibe, with exposed concrete, painted brick feature walls, floor to ceiling windows and sleek and custom-designed bathrooms. The master bedroom, with walk-in robe and ensuite, opens onto a private courtyard. This property has everything for the modern family or empty nesters, without the high maintenance of a large yard. Storage has been considered, with loads of cupboard space in the laundry, hallways and double garage (with drive through access). The home has exquisite street appeal. The combination of locally-sourced Blackbutt timber cladding, charcoal rendered brick and recycled brick features will knock your socks off. The yard has been landscaped with a variety of native species and feature trees to ensure privacy and add to the leafy outlook. Golfers can make the most of easy access onto the Hilltop Golf Course, or spend your days catching a wave or lazing on world-famous Mollymook Beach.

Property ID	L962889
Property Type	House
Garages	2
Land Area	454.0 sqm

AGENT

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Whilst every effort has been made to ensure the accuracy of the floor plan depicted here, measurements are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only.

