



## Property Information

15 Shipton Crescent, Mollymook NSW 2539

Proudly brought to market by Murry Conran & Paul McDonald.







## Escape to your Private Oasis

Escape to a life of tranquility and luxury at 15 Shipton Crescent, Mollymook – a secluded sanctuary where the sunrise meets the sea and every day feels like a holiday.

Perched above Collers Beach, this stunning home captures sweeping ocean views and the calming rhythm of rolling waves. Start your mornings with coffee on the private balcony off the master suite, and end your days with a dip in the inground pool.

### Property Features:

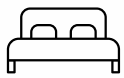
- 4 spacious bedrooms, including master with ensuite, private balcony & pool access
- 3 stylish bathrooms and an outdoor shower for post-beach rinses
- Contemporary galley kitchen with quality finishes and plenty of storage
- Light-filled living and dining areas that open to coastal views
- Dedicated study – ideal for working from home
- Security alarm system with motion sensors for peace of mind
- Under-house storage, perfect for surfboards and bikes
- Double garage with internal access
- Just minutes to Mollymook Beach, Ulladulla Harbour, shops & cafes

Secluded yet connected, this home is perfect for relaxed family living, coastal getaways, or a dream retirement lifestyle.

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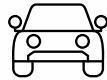
15 Shipton Crescent, Mollymook Beach



4



3



2



Inground pool

- Legal Description | Lot 12//DP237687
- Rates | Land - \$6,409.12
- Rates | Water - \$1,066
- Zoning | Low Density Residential
- Local Authority | Shoalhaven City Council
- Land Size | 1,167 sqm
- Water Supply | Town Water
- Sewage | Town Sewer
- Local Amenities | Supermarkets, cafes, restaurants, Mollymook Golf Club, Beachside Golf Course,
- Natural Surrounds | Collers Beach, Mollymook Beach, Ulladulla Harbour, Ulladulla sea pool, Gondwana coast fossil walk, Warden Head Reserve, Ulladulla Lighthouse, Bombie Beach.
- Views & Outlook | Ocean Views



# Living area with expansive views

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# Private access to beach

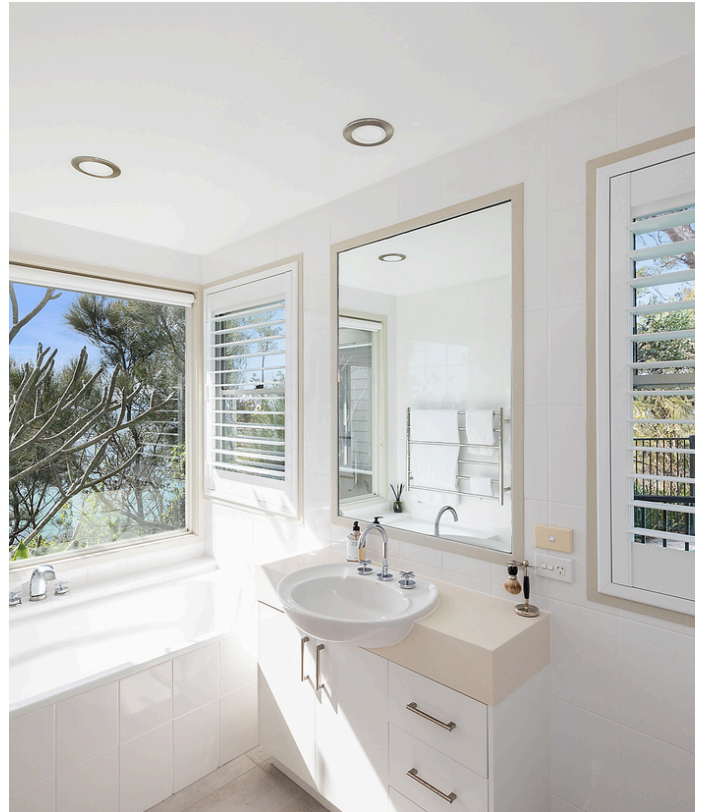
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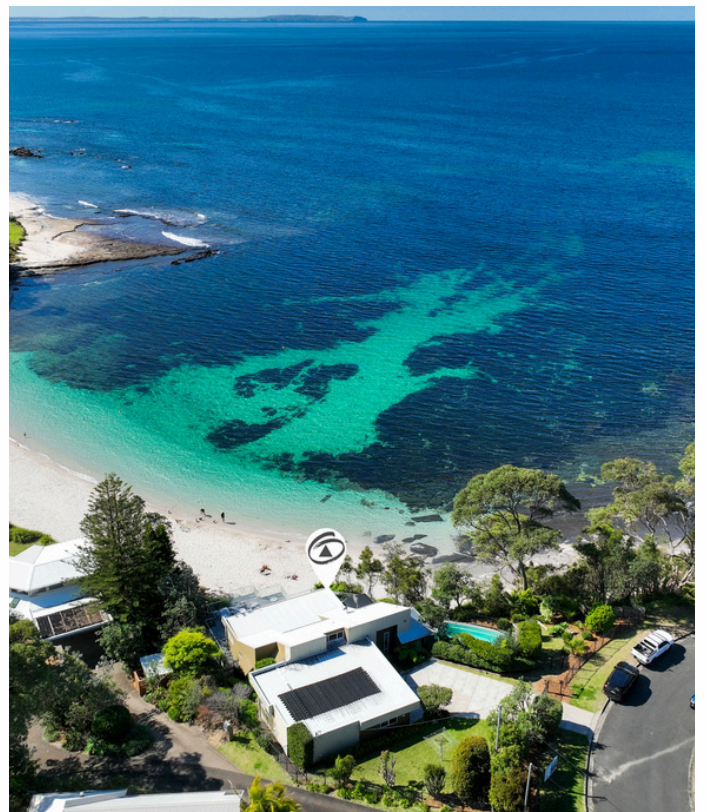
# Main with ensuite & private balcony

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## Location Location

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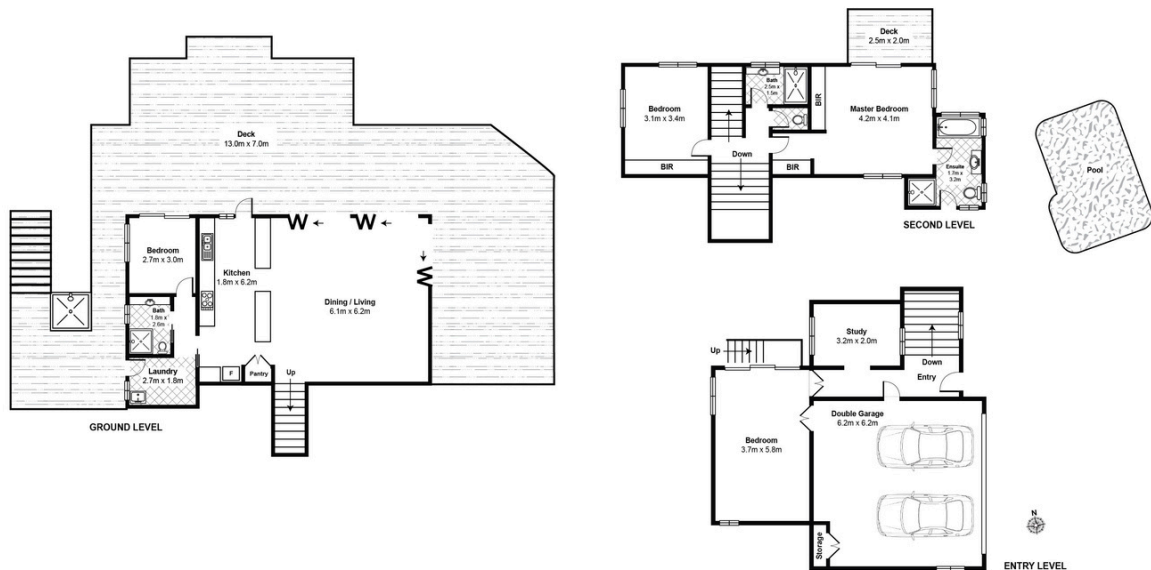


# Floor Plan | 15 Shipton Crescent, Mollymook



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15 Shipton Crescent, Mollymook Beach

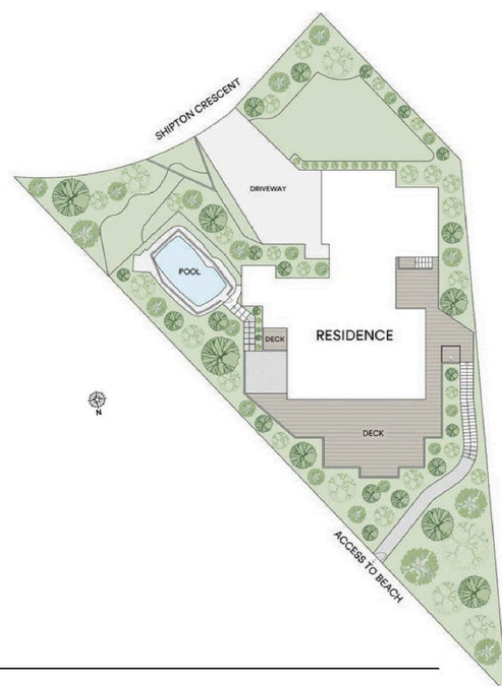


# Site Plan | 15 Shipton Crescent, Mollymook



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## Contact Information



Murry Conran  
0407 318 343  
murry@fnproperty.au



Paul McDonald  
0407 825 821  
paul@fnproperty.au

Shops 1 & 2, The Plaza 107 - 109 Princes Highway  
Ulladulla NSW 2539  
02 4455 3999

