



Old Bar, 124 Heron Road

DREAM HOME ON SMALL ACRES

Finding a luxury modern house on small acreage is very hard in this area, but we've made life easy for you with this spectacular home at 124 Heron Road, Old Bar. Once you arrive here you will continue to be wowed with every step you take, this place is packed with features.

Combining modern architecture with a passive solar design, the owners clearly have an eye for style and design. They have used unique products such as e glass and many fixed panel feature windows, and have positioned the house to maximise solar efficiency during all seasons.

- Stunning home with stylish fitout, the house is set back from the road offering extra privacy
- Set on 2.07Ha* (5.11 acres*)
- Four bedrooms, all have built in wardrobes and the master has ensuite and impressive



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/NE9F6X

Contact
Adam Stevenson
0409 607 967
a.stevenson@ljhooker.com.au

LJ Hooker Old Bar Beach
(02) 6553 7133

walk in robe

- Luxurious kitchen complete with butlers pantry
- The high ceilings give a sense of spaciousness
- Ducted air conditioning throughout
- Large outdoor timber entertaining deck overlooking pool area, complete with outdoor kitchenette and built in BBQ
- Separate rumpus/party room with toilet and basin, just off the pool area
- Inground 10.5m x 4.4m* pool with generous paved entertaining area
- Double garage with internal access
- Large 20m x 9m colorbond shed with one 3.6m x 3.6m roller door suitable for caravan or large boat, it also has a bathroom and woodfire, and has 10 amp and 15 amp power suitable for welders etc
- 10kw Solar system on the main house, and additional water tank
- There is a dam on the property and an old school bus which was used by the former owners as accommodation (currently in poor condition and to remain with the property)
- Approximately 5 minutes* drive from Old Bar Beach and town centre, and just 15mins* drive to Taree

Does this sound like your dream home? If so, call Adam Stevenson on 0409 607 967 to arrange a grand tour or visit us at one of our open homes.

Disclaimer: All information contained therein is gathered from relevant third party sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

* Approximate distances, measurements, boundaries, areas and driving times



LJ Hooker Old Bar Beach
(02) 6553 7133

Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	NE9F6X
Property Type	AcreageSemi-rural
Land Area	2.07 hectare
Including	Ensuite Ducted Cooling Ducted Heating Toilets (4) Pool Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Remote Garage Solar Panels Grey Water System Water Tank Council Water Sewer & Rates \$2624 approx per Annum

Adam Stevenson 0409 607 967

Director/Sales Agent/Licensee in Charge | a.stevenson@ljhooker.com.au

LJ Hooker Old Bar Beach (02) 6553 7133

1/47 Old Bar Road, OLD BAR NSW 2430

oldbarbeach.ljhooker.com.au | oldbarbeach@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Old Bar Beach
(02) 6553 7133**



124 HERON ROAD, OLD BAR

Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cause Photography jamescause.com



LJ Hooker Old Bar Beach
(02) 6553 7133

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.