






132 Heron Road, Old Bar

SUSTAINABLE LIFESTYLE ACREAGE ON THE COAST

Discover the perfect blend of modern comfort and eco-friendly living with this stunning four-bedroom home. Ideally positioned on just under two lush acres* (approximately 8,001sqm) with established fruit trees, raised veggie gardens with irrigation, rainwater tanks, solar hotwater, solar panels and also having town water connected. This property's versatility to live a sustainable lifestyle is sure to impress.

- Located just 6.5 km* from beautiful surf beaches, and only a 7 minute* drive to the town centre
- Four bedrooms, master has ensuite
- Open plan living area with wood fire
- Ducted air conditioning throughout
- Trendy kitchen with lots of storage space
- Spacious outdoor entertaining area complete with spa
- Double garage plus single colorbond garage with carport
- Lightly timbered yard with space for kids to play or ride motorbikes
- Tar road frontage and town water, septic system
- Expected rent return of \$740-\$760/week

If you're looking for a tree change on the coast, this place is perfect for you. Contact Josh Robards on 0432 152 706.

4  2  4 

FOR SALE
\$1,200,000 - \$1,225,000

VIEW
Sat 13th Jun @ 10:00AM - 10:30AM

AGENTS
Josh Robards
0432 152 706
j.robards@ljhooker.com.au

AGENCY
LJ Hooker Old Bar Beach
(02) 6553 7133

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**

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- Approximate areas, distances, times

MORE DETAILS

Property ID	NGUF6X
Property Type	AcreageSemi-rural
Land Area	8001 m2
Including	Dishwasher Built-in-Robes Council Rates \$2600 approx per Annum

Josh Robards 0432 152 706

Director/Sales Agent | j.robards@ljhooker.com.au

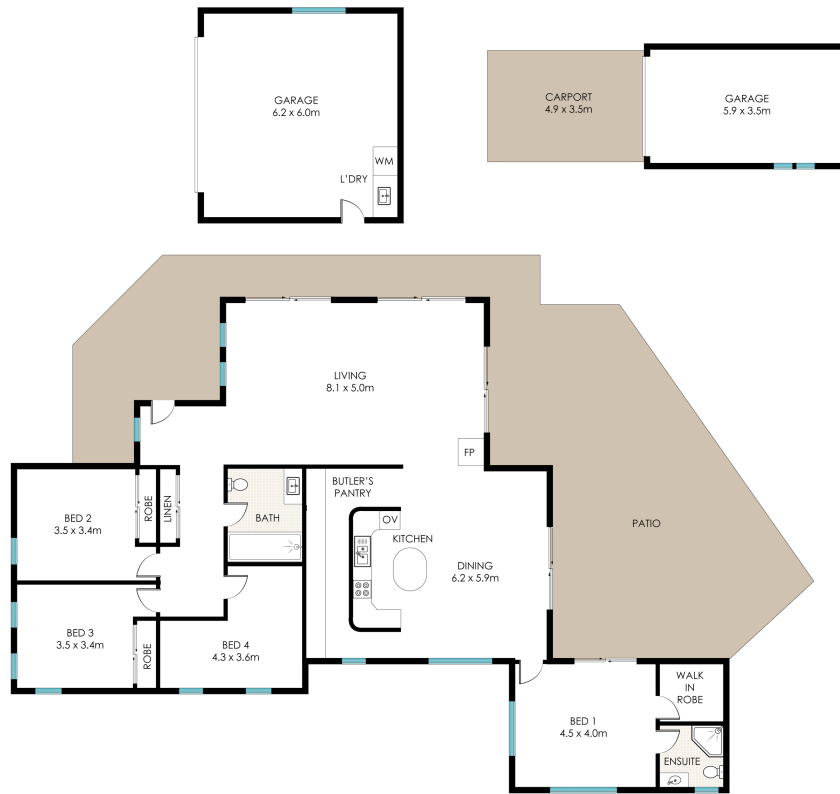
LJ Hooker Old Bar Beach (02) 6553 7133

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

