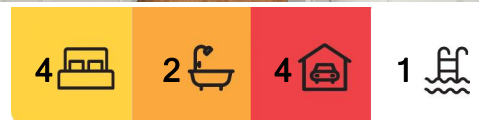




## Old Bar, 20 Warwiba Road

### CHARMING HOUSE ON SMALL ACRES



This property was sold off market.

Looking for a change of scenery? Dream of living on the coast but still want to have some space for the tools and toys? Look no further than 20 Warwiba Road, Old Bar. This well-maintained home sitting on just under 3 acres (1.2 hectares\*) has got plenty to offer, from ducted air-conditioning in its four spacious bedrooms to large shedding and in ground pool. Don't miss your opportunity to secure a small acreage in a growing and thriving coastal town.

#### Property Features

- Generously sized bedrooms, all with ceiling fans and ducted air-conditioning.
- Master bedroom has large walk in wardrobe and ensuite
- Ducted air-conditioning throughout, with zones in each living area and bedroom
- Updated, open plan kitchen with plenty of bench space and storage



**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/NPNF6X](https://ljhooker.com.au/NPNF6X)

**Contact**  
**Jordan Robards**  
0411 529 288  
[jm.robards@ljhooker.com.au](mailto:jm.robards@ljhooker.com.au)

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

- Large, powered shedding including a sizable carport suitable for a caravan or motorhome
- Multiple water tanks used for servicing the grounds
- Large in-ground saltwater pool, perfect for the hotter weather
- Approximately 1.2 hectares\* (2.9 Acres\*)

Large residential lots at this price point are few and far between, call Jordan Robards on 0411 529 288 today to organise a viewing.

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Interested parties must rely solely on their own enquiries.

\*Approximate areas, distances, times

## More About this Property

<b>Property ID</b>	NPNF6X
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	1.2 hectare
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (1) Pool Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels Water Tank Council Rates \$3000 approx per Annum

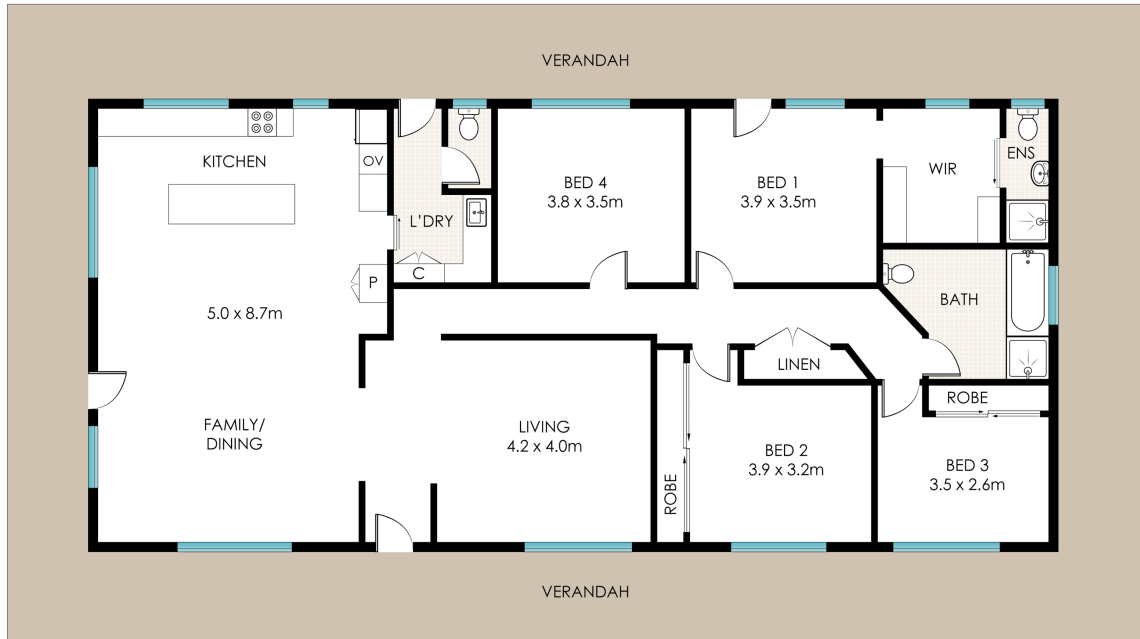
**Jordan Robards 0411 529 288**  
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**20 WARWIBA ROAD, OLD BAR**

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



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