



239 Warwiba Road, Old Bar

## Riverfront Lifestyle Acreage - Just Minutes to Town

Offering the perfect balance of space, privacy and convenience, 239 Warwiba Road presents a rare opportunity to secure a stunning 4.41 Ha (10.89 acres)\* riverfront lifestyle property just a short drive from the heart of Old Bar.

Positioned on a sealed road and located only approximately 7 &ndash;8 minutes drive\* from Old Bar Beach and the town centre, this property provides the tranquillity of rural living without sacrificing convenience.

The spacious two storey residence has been beautifully renovated and offers comfortable family living with three generous bedrooms and two bathrooms. The home also features a tandem garage and a practical layout designed to take advantage of the peaceful surroundings.

Outdoors is where this property truly shines. The expansive acreage includes two dams, direct access to the river and plenty of space to enjoy the outdoors, whether it's fishing, kayaking or simply relaxing in your own private natural setting.

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### FOR SALE

Price Guide \$1,400,000

### AGENTS

Adam Stevenson  
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### 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

Adding further versatility is the huge four bay shed, perfect for vehicles, boats, caravans or workshop space. Attached to the shed is a dedicated home office complete with its own bathroom and alfresco area, creating an ideal setup for working from home, running a business, or providing additional guest accommodation.

With river frontage, usable acreage and outstanding infrastructure, this is a unique lifestyle property in a tightly held location.

For more information or to arrange an inspection, contact Adam Stevenson.

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- Approximate areas, distances, times

## MORE DETAILS

Property ID	P7NF6X
Property Type	AcreageSemi-rural
Land Area	4.41 hectare
Including	Dishwasher
	Built-in-Robes
	Council rates \$3
	580.00 approx per annum

**Adam Stevenson 0409 607 967**

Selling Principal | [a.stevenson@ljhooker.com.au](mailto:a.stevenson@ljhooker.com.au)

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

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## 239 WARWIBA ROAD, OLD BAR

Floor Plan measurements are approximate and are for illustrative purposes only.  
 Floor Plan by James Cause Photography [jamescause.com](http://jamescause.com)

