

Old Bar




UNIQUE COASTAL ACRES OFFERING THE PERFECT LIFESTYLE

Looking for some space to stretch out without sacrificing the convenience of living close to town? This peaceful lifestyle property offers the perfect balance of privacy, comfort and quality modern design.

As you arrive, you'll immediately feel the tranquility of the setting, with a picturesque outlook and a sense of calm that makes this property truly special. The stylish home, built just four years ago, showcases quality finishes throughout including polished concrete floors, high ceilings, ducted air-conditioning and a spacious, light-filled layout designed for relaxed, flexible living.

Some of the many features include:

- Four generously proportioned bedrooms all with ceiling fans and built in wardrobes. The sprawling master suite captures the country charm opening to a private outdoor parents retreat with bath and garden, whilst still having a luxurious ensuite and walk through robe back inside
- Open plan kitchen, dining and living space with polished concrete

4  2  6 

FOR SALE

Price Guide \$1,500,000

AGENTS

Josh Robards
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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**

floors, raked ceiling that captures all the natural light, with multiple sliding doors to access the outdoor living spaces and study nook

- Media room
- Gourmet kitchen with stone benches, 900mm gas cooktop, dishwasher, butler's pantry, large island bench and breakfast bar, glass window splash back framing up the dam and bush backdrop
- There are several outdoor living spaces including two covered timber decks, patio and fire pit area
- Good-sized dam with a raised timber viewing platform- the perfect place to enjoy a drink at sunset while the kids play in their purpose-built cubby and slide
- Chicken coop, room for a pony or two, wild ducks, birdlife and fish in the dam
- Well established gardens and your very own fig tree in the yard
- Double electric garage
- Three-bay barn-style shed (10.5m x 10.5m) with high carport, power, bathroom and cabinetry
- Two tanks (68,000L total) which is ample water for a large family
- 6 minute* drive to Coles, medical centre, cafes, other specialty stores and the beach. If you want to take a more scenic walk and direct route there is currently an access through to the concrete path in Riverside estate making walking time approximately 15 minutes*

There is so much to list and love about this immaculately presented, modern coastal home. However, to truly appreciate everything on offer here an inspection is a must. For further information call Josh Robards today 0432 152 706 as this is a unique property that you will not want to miss.

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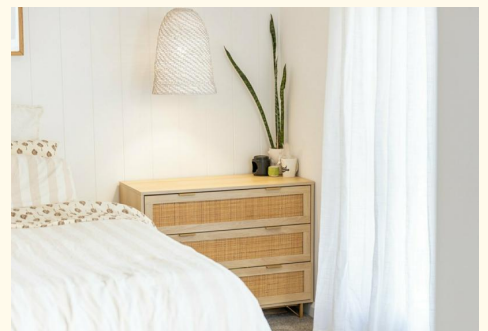
- Approximate areas, distances, times

MORE DETAILS

Property ID	P4GF6X
Property Type	AcreageSemi-rural
Land Area	8669 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Courtyard Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank Council rates \$3 380.00 approx per annum

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



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