



## Old Bar, 3 Kolinda Drive

### Captivating Coastal Living- Unique Small Acreage Retreat

Embracing the enchanting essence of small acreage living nestled within the picturesque precinct of Kolinda Drive, this exquisite property has been crafted to honour its unique surroundings. Meticulously planned and expertly constructed on a sprawling 8444sqm parcel of land (approximately 2.08 acres), lies this lavish home tailored for a life of comfort and style, blending immense space with unparalleled luxury. Situated a short 3.2km drive from the sandy shores of Old Bar Beach and just a brief 2.5km from the vibrant town centre, this property offers unmatched convenience and coastal living at its finest.

Constructed from brick with a tile roof and adorned with contemporary fittings and fixtures, this six bedroom, three bathroom expansive home complete with a self contained studio has been meticulously designed for family entertainment.

Immerse yourself in the captivating leafy surroundings, enveloped in complete privacy by the esteemed ambiance of this property. Prepare to be enchanted as you step into another

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**For Sale**  
Offers Invited

**View**  
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realm, where a spacious floor plan seamlessly integrates the outdoors into the alfresco entertainment area, cocooned within fully enclosed screens. With a magnificent gable roof gracing the outdoor dining space, complemented by a BBQ area and a separate bar room all accentuated by captivating water features infused with a Balinese-inspired charm, this one-of-a-kind stunning outdoor entertaining area invokes the feeling of resort style living at your own tranquil retreat.

Some of the quality property features include...

- Step into the grand entrance and into the vast formal living area, where you'll discover a well-appointed bar, cozy wood fire and an adjoining dining space
- At the heart of the home you will find the grand-scale kitchen centrally placed to service all areas. Adorned with stone benchtops and gloss cabinetry boasting ample storage, it's illuminated by the natural light streaming in from the skylight
- Adjacent to the kitchen lies the second living area, featuring stacker doors leading to the impressive outdoor entertainment space
- Relax and unwind in the lavish 6.2m x 4.8m oversized master suite boasting picturesque bay windows. Complete with a ceiling fan and reverse cycle air conditioning, the suite also offers a private ensuite bathroom and a walk-in wardrobe for added storage
- Bedrooms two, three and four are as spacious as each other, complete with built in storage and ceiling fans. Bedroom number five, which is presently being used as a sunroom/sitting area is connected to the additional study area
- The impressive main bathroom is as large as you will find, boasting an updated fit-out including double vanity, dual walk-in shower, plenty of storage, toilet and bathtub
- The self-contained guest accommodation features a living area complete with a kitchenette, bedroom and private ensuite. With its separate laundry, courtyard and covered outdoor space, it serves as an ideal spot for extended family members or a teenage retreat
- Step outside to find beautifully landscaped surroundings enriched with mature, low-maintenance gardens and a delightful dam
- A substantial 10m x 10m (approx.) powered shed with an attached carport, perfect for storing a motorhome, caravan or boat. There is also a couple of very quaint cottage style sheds that could be used for additional storage or the perfect cubby house for kids or grandchildren
- In addition, there's an intimate firepit area and several inviting spots perfect for relaxation and outdoor gatherings

If it has ever been your dream to own an extraordinary and unique small acreage property, this is a genuinely rare opportunity to make that happen. To take in the complete experience of this stunning residence, a private viewing is essential. Call Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 to arrange an appointment or for further information.



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 1QNYF7G   |
| <b>Property Type</b> | AcreageSemi-rural   |
| <b>Land Area</b>     | 8444 m <sup>2</sup>   |
| <b>Including</b>     | Study<br>Air Conditioning<br>Toilets (3)<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Water Tank<br>Solar Hot Water |

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3 KOLINDA DRIVE, OLD BAR

Floor plan measurements are approximate and are for illustrative purposes only.  
Floor Plan by James Cook Property Pty Ltd



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