



Old Bar, 34 Warwiba Road

VERSATILE AND IMMACULATE SMALL ACRES CLOSE TO THE COAST

This incredibly versatile and immaculate small acreage is sure to impress even the fussiest of buyers. Not only having a large five bedroom home with all the extras, but it's close to the Old Bar village and the beach making this an ideal lifestyle opportunity.

Set on 2.77 Ha* (6.84 acres*) of elevated, mainly cleared land, however still enough trees for shade and boundary privacy from the neighboring properties. With a sparkling inground pool and air conditioned living spaces the hot summer days will be a breeze, and there are multiple opportunities to find a spot to cool down and relax. Whether you are looking for a small hobby farm perfect for horses, growing your own veggies, fruit trees or just want the space and privacy - put this one on your list.

* 5 good sized bedrooms, three with built in robes and the main having an ensuite

* Cozy fireplace creating the perfect ambience and heating up the colder months



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.

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For Sale
Please Call

View
ljhooker.com.au/ND2F6X

Contact
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LJ Hooker Old Bar Beach
(02) 6553 7133

- * Air-conditioned living area
- * Lounge room has plenty of room to relax and unwind
- * The tidy kitchen has electric appliances and connects to the dining area
- * Sleek modern bathroom
- * Covered verandahs on both sides of the home
- * Expansive outdoor entertaining area that overlooks the pristine saltwater pool
- * Double carport, double garage that also has shower and toilet and adjoins office/6th bedroom
- * Massive 16 x 8m* shed with power, solar panels on the roof and a high clearance bay for caravan or large boat

There are so many opportunities with this property, its versatility and how immaculate it has been kept will be attractive to prospective buyers. Just a 7* minute drive to the beach, Coles, cafes, restaurants and 12* minutes to Taree. Call Josh Robards on 0432 152 706 or our office 6553 7133 to find out more.

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More About this Property

Property ID	ND2F6X
Property Type	AcreageSemi-rural
Land Area	2.77 hectare
Including	Pool Built-in-Robes Solar Panels Council Water Sewer & Rates \$2830 approx per Annum

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34 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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