



Old Bar, 49 Manning Point Road

RENOVATE OR DETONATE, THAT IS THE QUESTION

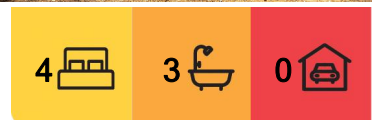
The opportunities that this home has to offer are endless, however you will need to be ready to roll up the sleeves and get your hands dirty with this one. The question will be whether to significantly renovate the existing home or to knock it down and start again, either way the end result would be amazing.

2.8Ha (6.9 acres)* of well established trees, gardens, a big dam and backing onto Warwiba Creek leading to the Manning River. There is so much to do at this property such as riding horses, motorbikes, boating and fishing. It's perfect for the family or just to live a peaceful lifestyle. Located 4.2km* to the sand on Old Bar Beach, a 4 minute* drive to Coles, restaurants, cafes and medical centre, and a quick 2* minute drive to the TAV for a cold drink.

- Four bedrooms, two with ensuites
- Big open plan living, dining and lounge with wood fireplace



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/DVNF6X

Contact
Josh Robards
0432 152 706
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LJ Hooker Old Bar Beach
(02) 6553 7133

- Two additional living spaces off the main central hub
- Galley style kitchen with heaps of storage space
- 6.9 acres (2.8Ha)*
- Cleared paddock for a horse or two
- Large dam with an array of local birdlife
- Backing onto Warwiba Creek with boat access for small tinny, kayaks or to have a fish
- Three phase power available
- 3.5* hours North of Sydney and 2* hours from Newcastle
- Surrounded by well established trees and gardens

This property has all the potential to be beautiful again with some work. Whether it be for a holiday destination, investment, or a family home check it out today. Call Josh Robards 0432 152 706 for further information.

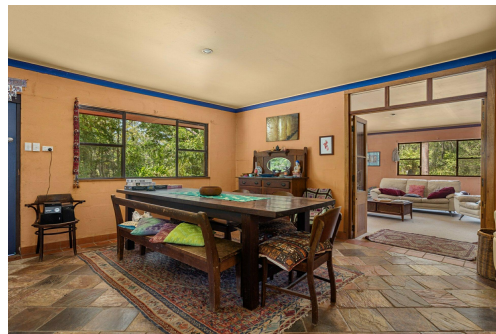
* Approximate times and distances

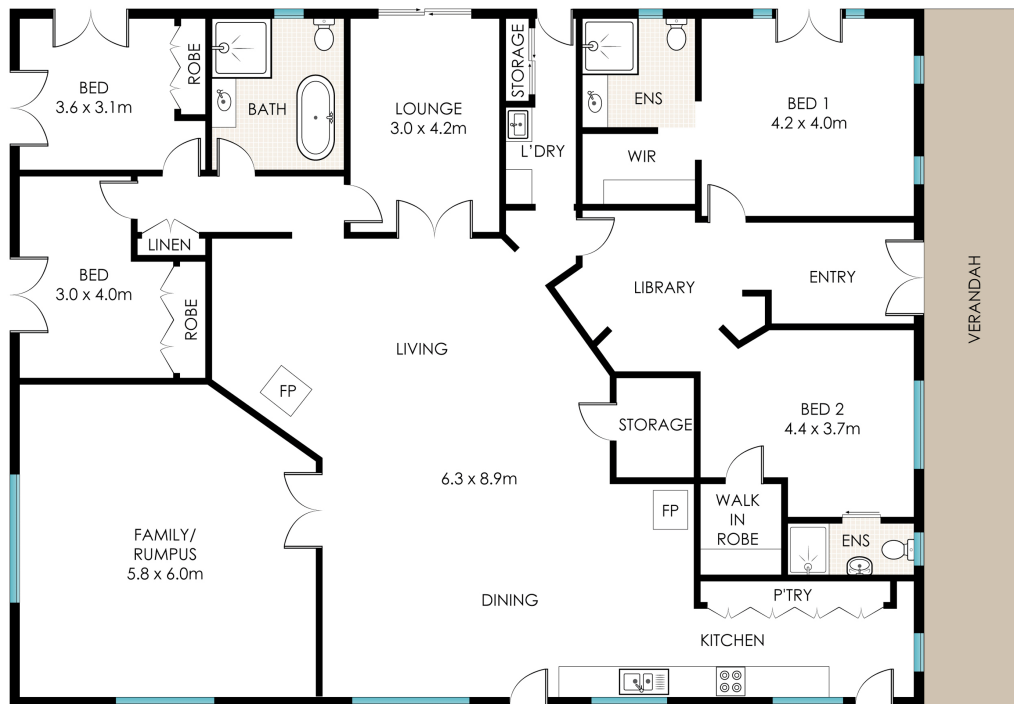
More About this Property

Property ID	DVNF6X
Property Type	AcreageSemi-rural
Land Area	2.8 hectare
Including	Council Water Sewer & Rates \$2763 approx per Annum

Josh Robards 0432 152 706
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49 MANNING POINT 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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