

Old Bar, 31 Old Bar Road

PRIME SEASIDE INVESTMENT WITH MULTIPLE INCOMES

A fantastic investment opportunity awaits at 31 Old Bar Road, Old Bar. This fully-occupied mixed-use building offers a blend of residential and commercial space all on one title, generating a strong annual income of approximately \$120,828* with room for improvement.

Key Features:

- Four solid brick residential units, units 1 & 2 are 2 bedrooms, units 3 & 4 are 3 bedrooms, each with its own balcony and carport. Top floor units have ocean views.
- Two commercial shopfronts on the ground floor, both currently operating as hospitality venues and offering off street parking.
- The entire building is fully tenanted, ensuring immediate returns and strong tenancy history.
- Situated on a spacious 1,220 sqm* block with potential for further development.
- Historic DA approval for an extension (believed to be in perpetuity and plans available -

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For Sale
Please Call

View
ljhooker.com.au/NP7F6X

Contact
Adam Stevenson
0409 607 967
a.stevenson@ljhooker.com.au



LJ Hooker Old Bar Beach
(02) 6553 7133

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.

we recommend buyers do their own due diligence to confirm), including an additional shopfront and first-floor residence.

- Zoned R1 - general residential

Location Highlights:

- Just 200m* from the vibrant town centre.
- Only 600m* to the beautiful Old Bar main beach – perfect for attracting tenants and customers
- Main street frontage offering great exposure for commercial tenants.

This property offers the perfect combination of coastal living, rental income, and future development potential (subject to council approvals). Whether you're a savvy investor or looking for a prime mixed-use space, this property presents an exceptional opportunity in a sought-after seaside location.

For more information or to arrange an inspection, contact Adam Stevenson on 0409 607 967.

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*Approximate areas, distances, times



More About this Property

Property ID	NP7F6X
Property Type	BlockOfUnits
Land Area	1220 m2
Including	Toilets (10) Council Water Sewer & Rates \$7 757 approx per Annum

Adam Stevenson 0409 607 967

Director/Sales Agent/Licensee in Charge | a.stevenson@ljhooker.com.au

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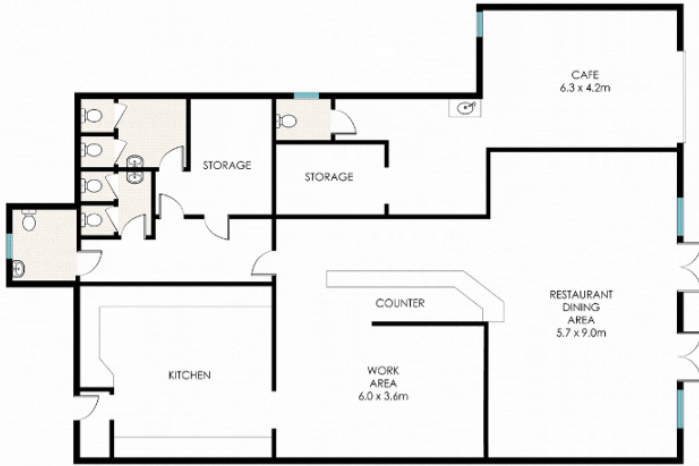
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GROUND FLOOR

31 OLD BAR ROAD, OLD BAR

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



FIRST FLOOR

31 OLD BAR ROAD, OLD BAR

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SECOND FLOOR

31 OLD BAR ROAD, OLD BAR

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