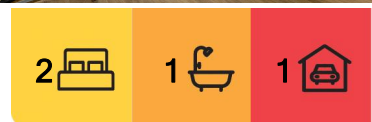


## Old Bar, 1/6 Osprey Avenue

### MODERNISED AND MAINTAINED DUPLEX

With light and airy living spaces and a spacious yard, this updated two bedroom duplex is sure to be a hit. It would be a great first investment, addition to your current portfolio, or a future downsizing option from the larger home. Neat street appeal, established trees that allow some privacy from the road and handy access to the backyard... don't miss this one!

- \* 2 bedrooms, both with built in wardrobes and ceiling fans
- \* Open plan renovated kitchen and dining with modern appliances
- \* Light and airy living spaces
- \* Office or secondary living zone that opens to covered entertaining
- \* Low maintenance fully fenced yard
- \* Single garage
- \* 1.3km\* from Coles, Cafes and other amenities
- \* 1.8km\* from Old Bar Beach
- \* 800m\* from Club Old Bar



**For Sale**  
\$550,000 - \$570,000

**View**  
[ljhooker.com.au/NDGF6X](http://ljhooker.com.au/NDGF6X)

**Contact**  
**Josh Robards**  
0432 152 706  
[j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)



**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.

**LJ Hooker Old Bar Beach**  
(02) 6553 7133



\* Expected rent return of \$480-\$500/week

Whether you are looking to invest, get into the market or to downsize from a larger home, this well located duplex has you covered, and we can't wait to show you through. Call Josh Robards 0432 152 706 or our office 6553 7133 today to find out how you can secure this property.

\* Approximate times, areas, distances and measurements

## More About this Property

Property ID	NDGF6X
Property Type	DuplexSemi-detached
Land Area	340 m2
Including	Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Council Water Sewer & Rates \$2915 approx per Annum

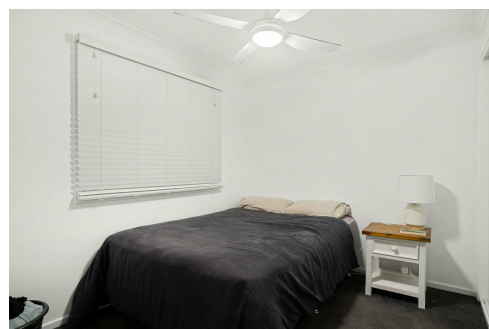
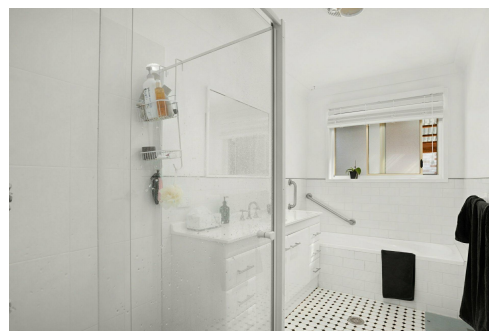
**Josh Robards 0432 152 706**

Director/Sales Agent | [j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)

**LJ Hooker Old Bar Beach (02) 6553 7133**

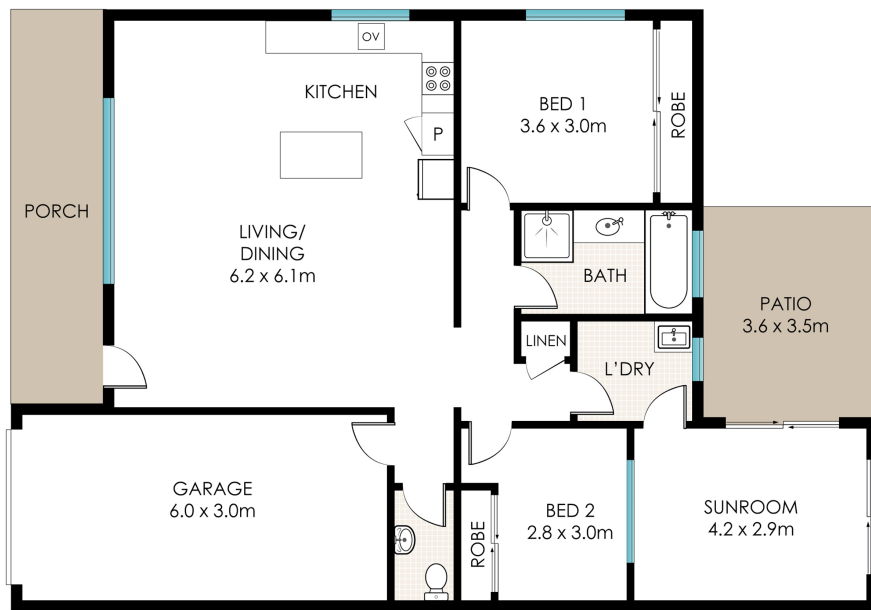
1/47 Old Bar Road, OLD BAR NSW 2430

[oldbarbeach.ljhooker.com.au](http://oldbarbeach.ljhooker.com.au) | [oldbarbeach@ljhooker.com.au](mailto:oldbarbeach@ljhooker.com.au)



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### 1/6 OSPREY AVENUE, 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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