







2/34 Mistral Place, Old Bar

ELEVATED POSITION WITH VIEWS OF MOUNTAINS AND OCEAN GLIMPSES

Enjoying a commanding elevated position with mountain views to the north and ocean glimpses to the east, this immaculately presented townhouse delivers the perfect mix of lifestyle, comfort and low maintenance living. Set in a quiet street with no strata fees, this duplex captures refreshing sea breezes and offers a thoughtfully designed floorplan that maximises both space and outlook.

The lower level features two generous bedrooms with built-in wardrobes and ceiling fans, a versatile enclosed entertaining area that could also serve as a second living space, bathroom, separate toilet, plus internal access to the oversized single garage. Upstairs, soaring raked ceilings enhance the light-filled open plan kitchen, living and dining area, which flows effortlessly onto a spacious covered east-facing verandah, an ideal place to relax and take in the elevated views.

The private main bedroom is positioned on the upper level and includes built-in wardrobes and a generous ensuite complete with a spa bath, creating a peaceful parents' retreat.

3 2 1

FOR SALE
$720,000 - $750,000

VIEW
By Appointment

AGENTS
Josh Robards
0432 152 706
j.robards@ljhooker.com.au

AGENCY
LJ Hooker Old Bar Beach
(02) 6553 7133

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

- Three bedrooms with built-in wardrobes and ceiling fans
- Air-conditioned open plan living areas
- Additional lounge room
- Raked ceilings creating a wonderful sense of space
- Spacious east-facing covered verandah with mountain views and ocean glimpses
- Enclosed entertaining area downstairs
- Solar panels
- Oversized single garage with internal access
- Quiet street and only 550m* walk to Coles, cafes and shops
- 1.4km* to beach access

Perfect for those seeking a low-maintenance coastal lifestyle without compromising on space or quality, this exceptional home is only a short walk to shops, cafes, Club Old Bar, and Old Bar Beach. This unique, well presented property will not last, call Josh Robards 0432 152 706 to book your inspection.

Disclaimer: All information contained therein is gathered from relevant third party sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

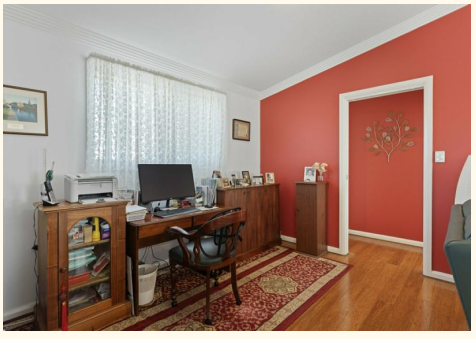
- Virtual furniture and styling may have been used for illustrative purposes only and do not represent the actual furnishings within the property.
- Approximate areas, distances, times











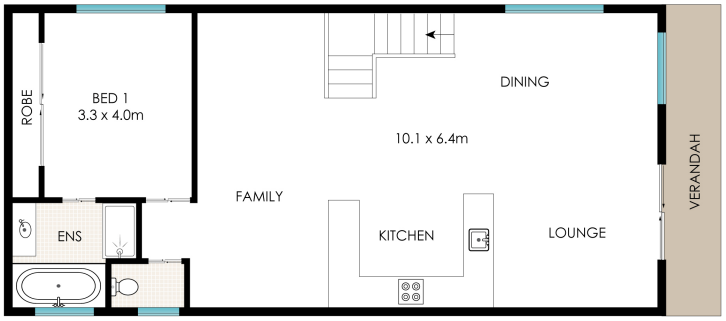
MORE DETAILS

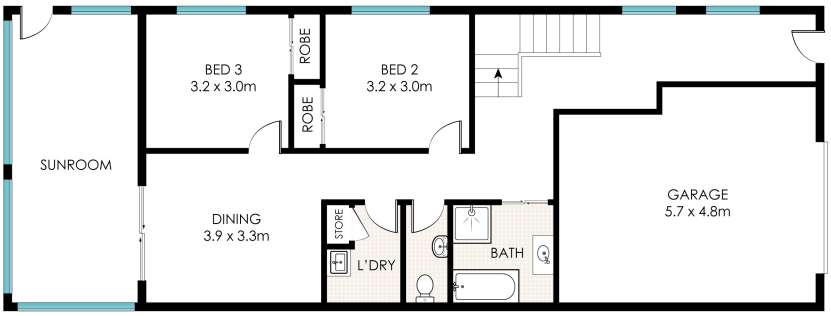
Property ID	PAZF6X
Property Type	DuplexSemi-detached
Including	Built-in-Robes
	Solar Panels
	Council Rates $3400 approx per Annum

Josh Robards 0432 152 706
Director/Sales Agent | 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 | oldbarbeach@ljhooker.com.au

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.





2/34 MISTRAL PLACE, OLD BAR

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

LJ Hooker

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