





3 Berber Road, Old Bar

# The Easy Downsize You've Been Waiting For

If you're looking for a home that's easy to live in, easy to maintain and ready to enjoy from day one, 3 Berber Road deserves your attention.

This unique Torrens Title villa offers a genuine downsizer friendly lifestyle without compromising on space. All on one convenient level, the home features high ceilings, two generous bedrooms with built-in wardrobes, a comfortable lounge room and a separate dining area adjoining the newly renovated kitchen.

There's also a versatile enclosed sunroom, second toilet and plenty of practical extras that make everyday living a breeze. Outside, the covered entertaining area provides a great spot to relax or entertain, while side access is a real bonus, offering room for a boat or caravan - something rarely found in this style of property.

- Unique Torrens Title villa
- Two spacious bedrooms with built-in wardrobes
- Newly renovated kitchen
- Separate lounge and dining areas
- High ceilings throughout
- Versatile sunroom
- Ducted air conditioning

2 1 1

**FOR SALE**
$635,000 - $675,000

**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.

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- Second toilet
- Solar power
- Single remote garage with internal access
- Side access, suitable for boat or caravan
- Established gardens
- Covered outdoor entertaining area

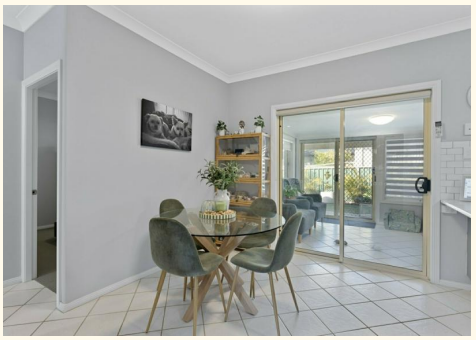
Whether you're downsizing, looking for a low maintenance home or simply want something that requires no work before you move in, this is a property that ticks plenty of boxes.

Move straight in, put your feet up and enjoy everything Old Bar has to offer. Contact Josh Robards on 0432 152 706 to find out more.

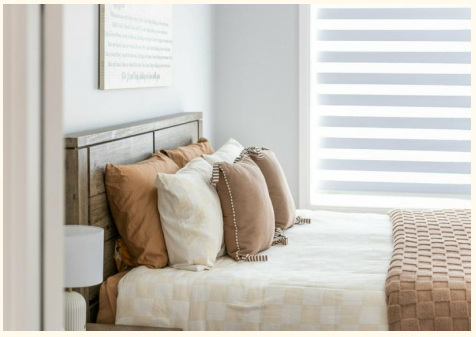
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- Approximate areas, distances, times
- Virtual furniture and styling may have been used for illustrative purposes only and do not represent the actual furnishings within the property.











## MORE DETAILS

| | |
|---|---|
| Property ID | PCGF6X |
| Property Type | DuplexSemi-detached |
| Land Area | 361.6 m2 |
| Including | Ducted Cooling |
| | Ducted Heating |
| | Toilets (1) |
| | Solar Panels |

**Josh Robards 0432 152 706**
Director/Sales Agent | j.robards@ljhooker.com.au

**LJ Hooker Old Bar Beach (02) 6553 7133**
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## 3 BERBER 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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