



2/3 Bular Close, Old Bar

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## LOW MAINTENANCE LIVING BY THE COAST

This is a brand new, beautifully finished two bedroom duplex offering comfort, convenience and excellent investment potential.

Tucked away in a quiet cul-de-sac, this cosy home features:

- Two comfortable bedrooms with built-in robes
- Open plan living, kitchen and dining
- Air conditioning
- Modern kitchen with quality appliances
- Covered outdoor alfresco & perfect for relaxing or entertaining
- Single garage with internal access
- Low maintenance yard

With an estimated rental return of \$450-\$470/week, this is an ideal choice for investors, downsizers, or first home buyers looking to enter the market.

**Bonus Opportunity:** The neighbouring four bedroom duplex is also available & buy one or secure both (subject to availability)!

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

### FOR SALE

Price Guide \$500,000

### AGENTS

Adam Stevenson  
0409 607 967  
a.stevenson@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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- Approximate areas, distances, times

## MORE DETAILS

Property ID	NYMF6X
Property Type	DuplexSemi-detached
Including	Built-in-Robes

**Adam Stevenson 0409 607 967**

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

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

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### 3 BULAR CLOSE, OLD BAR

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

