



1 Clerke Street, Old Bar

## QUALITY HOME CLOSE TO THE BEACH

An unbelievable opportunity awaits to secure this modern and immaculately presented four bedroom home close to the beach. This home is approximately four years old and was built by a local reputable builder with an obvious eye for the finer details.

The location is a massive draw card, across the road from the renowned Flow Bar/Boogie Woogie beach house where you can enjoy a quick coffee or evening cocktail and meal, just 200m\* to Old Bar Beach via the well known "school track" (bush walking track) and there's still so much more. Wake up to the sounds of the waves, an early morning surf or stroll along the beach and start living the dream in this incredible home that is the epitome of coastal living.

### Ground Level

- An exciting facade and grand entrance to the home capturing your attention straight away with an open void foyer showcasing both levels
- Three spacious bedrooms with built in wardrobes, ceiling fans and polished concrete floors
- An expansive lounge room that opens up to an undercover entertaining area through glass stacker doors

4  2  2 

### FOR SALE

Please Call

### 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

- 2.7m ceilings with square set cornice and polished concrete floors
- Stylish main bathroom with floor to ceiling tiles, free standing bath, screenless shower with a black herringbone feature tile
- Great storage with a double linen cupboard and understairs room
- Oversized double garage with polished aggregate floors and a roller door access to back yard
- Driveway has plenty of space to fit the boat or caravan without blocking the garage
- Immaculate low maintenance yard
- Wide eastern side access

#### Top Level

- Blackbutt timber flooring and staircase with glass balustrade
- The expansive master bedroom has a walk in robe, ceiling fan, sleek designer ensuite and leads to a private balcony
- Modern kitchen with gas cooktop, black glass splash back, huge island stone bench, butlers pantry and heaps of storage options
- Open plan air conditioned living area plus separate dining all opening up to the covered timber deck through glass stacker doors
- Powder room
- The high raked ceilings and feature internal cladding will always keep your head turning. The wall and floor insulation, specifically designed to provide little to no outside noise and perfect internal acoustics

The property is currently leased to ideal tenants that look after the home as if it was their own. This is definitely an upmarket, ultra modern property in a great position. Give Josh a call on 0432 152 706 to arrange a viewing, we are sure you will be impressed.

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#### MORE DETAILS

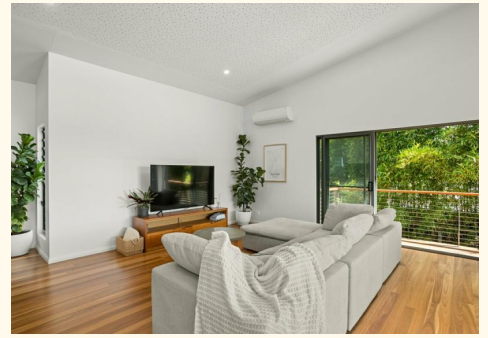
Property ID	N9TF6X
Property Type	House
Land Area	476.8 m2
Including	Dishwasher Built-in-Robes Council Rates \$3450 approx per Annum

#### Josh Robards 0432 152 706

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

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### 1 CLERKE STREET, OLD BAR

Floor Plan measurements are approximate and are for illustrative purposes only.  
 Floor Plan by James Cause Photography [jamescause.com](http://jamescause.com)

