

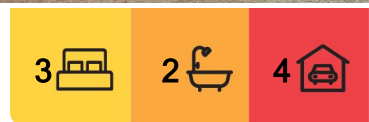


## Old Bar, 1 Quoll Place

### Relaxed Small Acreage Retreat Just Minutes from Old Bar Beach

Situated just 4.6km from the sandy shores of Old Bar Beach and a convenient 3.8km from the town centre, this exceptional small acreage property offers the perfect blend of space, convenience and a relaxed semi-rural lifestyle. Set on a level 1.329 Hectare block (approx. 3.2 acres), the residence has been meticulously maintained by the current owner for over 23 years. If you're seeking a lifestyle change for you and your family, we warmly invite you to explore the possibilities at 1 Quoll Place, Old Bar.

Perfectly capturing the charm of both coastal and country living, this inviting residence is nestled amidst leafy surrounds and beautifully established cottage gardens. The comfortable and spacious design makes it an ideal choice for families, offering three well-appointed bedrooms, multiple living areas for relaxation and entertainment and two bathrooms for added convenience. With its harmonious blend of natural beauty and functional living, this home provides a serene retreat while maintaining close proximity to



**For Sale**  
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[ljhooker.com.au/1R4NF7G](http://ljhooker.com.au/1R4NF7G)

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**LJ Hooker Taree**  
**(02) 6552 1133**

**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.

local amenities.

Let's take a look at the property features...

- A spacious covered verandah with bullnose roof extends around most of the home, providing the perfect vantage point to take in the picturesque surroundings
- From the wrap-around verandah, take in a variety of scenic views, including the expansive grounds and the serene dam tucked away at the rear of the property
- The main living room features an impressive raked ceiling that enhances the sense of space and sophistication, while a cosy woodfire, air conditioning and ceiling fans provide year-round comfort
- Continuing through to the dining and kitchen area the elevated ceiling design contributes to the open and airy atmosphere
- The dining area and kitchen are tiled for easy maintenance, with the tidy galley-style kitchen offering a walk-in pantry, ample cupboard and bench space, a ceramic cooktop, wall oven and dishwasher
- The kitchen layout flows seamlessly through to the adjoining laundry room
- Featuring three bedrooms, each equipped with ceiling fans and built-in wardrobes, with the master bedroom also offering the comfort of air conditioning
- Centrally located to the bedrooms, the generously sized main bathroom is disability friendly, designed for easy accessibility, featuring a walk-in shower, toilet, bath and vanity
- The expansive tiled second living space offers versatile options for use, with sliding doors opening to both the front and rear verandahs, as well as convenient access to the main lounge room and garage
- The spacious garage (approx. 10.7m x 6m) offers plenty of room to comfortably fit three to four vehicles
- A second bathroom is conveniently located at the rear of the garage, making it ideal for potential studio accommodation conversion or simply providing added convenience
- Additional shedding includes a 5.6m x 5.7m Colorbond workshop with power and an adjoining lean-to carport
- The property offers a range of practical amenities, including a garden shed for additional storage, chook shed, established gardens, fruit trees, vegetable gardens, two water tanks, and a dam
- Equipped with solar panels and a solar hot water system, this property offers energy-efficient solutions that help reduce utility costs while promoting sustainability

This property is sure to attract attention, located just 3.8km from Old Bar and 13km from Taree's CBD. Nestled in a highly sought-after semi-rural estate, it provides a peaceful setting with the convenience of in-town living. We invite you to visit one of our upcoming open homes to experience this exceptional property first-hand. For more details, please contact Justin Atkins on 0417 955 176 or Jade Hush on 0481 764 063.



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## More About this Property

<b>Property ID</b>	1R4NF7G
<b>Property Type</b>	House
<b>Land Area</b>	1.32 hectare
<b>Including</b>	Air Conditioning Toilets (2) Fire Place Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels Solar Hot Water

**Justin Atkins 0417 955 176**

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**LJ Hooker**



1 Quoll Place, Old Bar NSW

This floor plan including fixture measurements and dimensions are approximate and for illustrative purposes only.



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