







103 Old Bar Road, Old Bar

A STRATEGIC INVESTMENT IN OLD BAR'S GROWTH

Positioned in one of Old Bar's key future growth areas, 103 Old Bar Road presents an exceptional opportunity to secure a substantial 8,075sqm* parcel of residentially zoned land (R1) with dual street frontage and significant development potential.

Forming part of the Precinct 2B Master Plan, this strategically located property offers developers, investors and land bankers the chance to capitalise on the area's exciting future. With the new sewer pump station currently under construction to service this precinct, the foundations are being laid for future development opportunities in this highly sought after coastal location.

Adding immediate value is a modest cottage currently generating rental income, allowing purchasers to enjoy a "buy now, hold and develop later" strategy while planning for the future.

Property Features:

- 8,075sqm* of residentially zoned land (R1)
- Dual street frontage providing excellent development flexibility
- Located within the Precinct 2B Master Plan area with concept plans already in place

3 1 1

FOR SALE
$1,300,000 - $1,400,000

VIEW
By Appointment

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.

LJ Hooker

- Existing cottage generating rental income
- New sewer infrastructure currently under construction nearby
- Outstanding land banking and development potential (STCA)
- Rare large scale holding within the Old Bar township

Conveniently located approximately:

- 500m* to shops, cafes, medical facilities and everyday amenities
- 1km* to the stunning sands of Old Bar Beach
- 2 minutes* to Club Old Bar
- 15 minutes* to Taree CBD
- 3.5 hours* north of Sydney

Large residential development sites within Old Bar are becoming increasingly scarce. Whether you're seeking your next project, a strategic land bank investment or a site with future subdivision potential, this is an opportunity not to be missed.

For further information, contact Adam Stevenson on 0409 607 967.

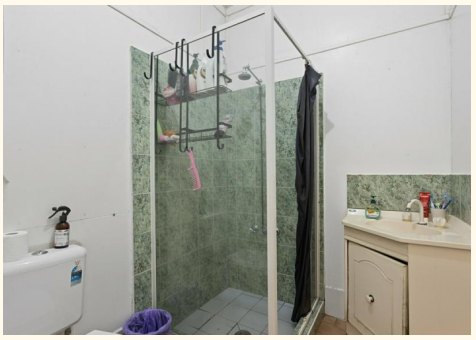
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- Virtual furniture and styling may have been used for illustrative purposes only and do not represent the actual furnishings within the property.
- Approximate areas, distances, times
- Subject to council approval where applicable.

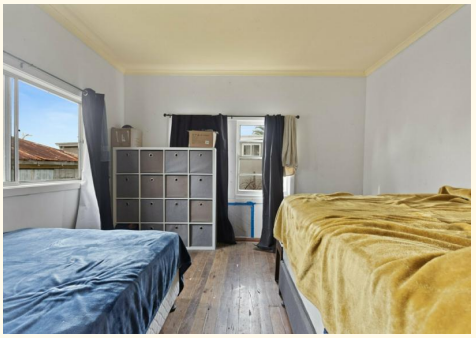
MORE DETAILS

Property ID	P9DF6X
Property Type	House
Land Area	8075 m2
Including	Council Rates $3050 approx per Annum











Adam Stevenson 0409 607 967
Selling Principal | a.stevenson@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

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