



# Old Bar, 11 Oceanic Place

## FIXER UPPER CLOSE TO THE BEACH

This four-bedroom home presents an excellent opportunity for those looking to invest in a property with potential. Situated in a quiet cul-de-sac just a short walk to the beach, this home boasts a generous-sized block and ample shedding space with rear lane access.

While the property requires some work to bring it up to its full potential, its prime position and size make it a standout option. With a little vision and effort, this could be transformed into a dream coastal retreat or a lucrative investment.

- Four bedrooms with built in wardrobes
- Good sized living spaces with wood fire place
- Timber floorboards
- Large 725m2\* block with rear access
- Shedding with power and a bathroom
- Approximately 300m walk to the beach



**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.

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**For Sale**  
 \$650,000 - \$680,000

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**View**  
[l.jhooker.com.au/NGDF6X](https://l.jhooker.com.au/NGDF6X)

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**Contact**  
**Josh Robards**  
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**LJ Hooker Old Bar Beach**  
 (02) 6553 7133



If you have the skills and vision this would be an awesome project close to the beach.  
Don't miss this opportunity and call Josh Robards on 0432 152 706 today!!

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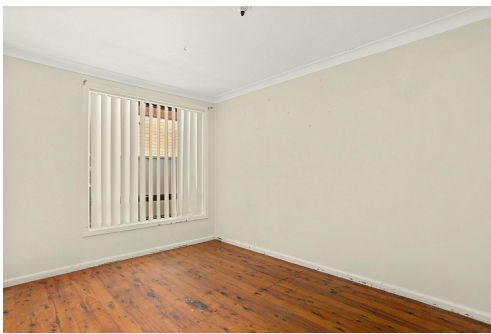
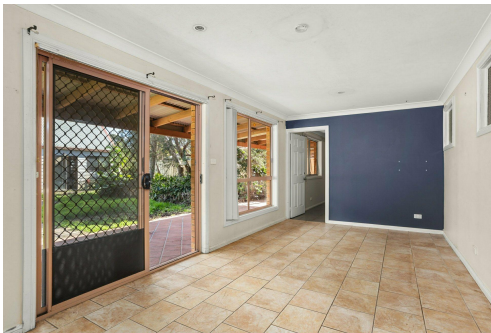
\*Approximate areas, distances, times

## More About this Property

Property ID	NGDF6X
Property Type	House
Land Area	725 m²
Including	Built-in-Robes Council Water Sewer and Rates \$3440 approx per Annum

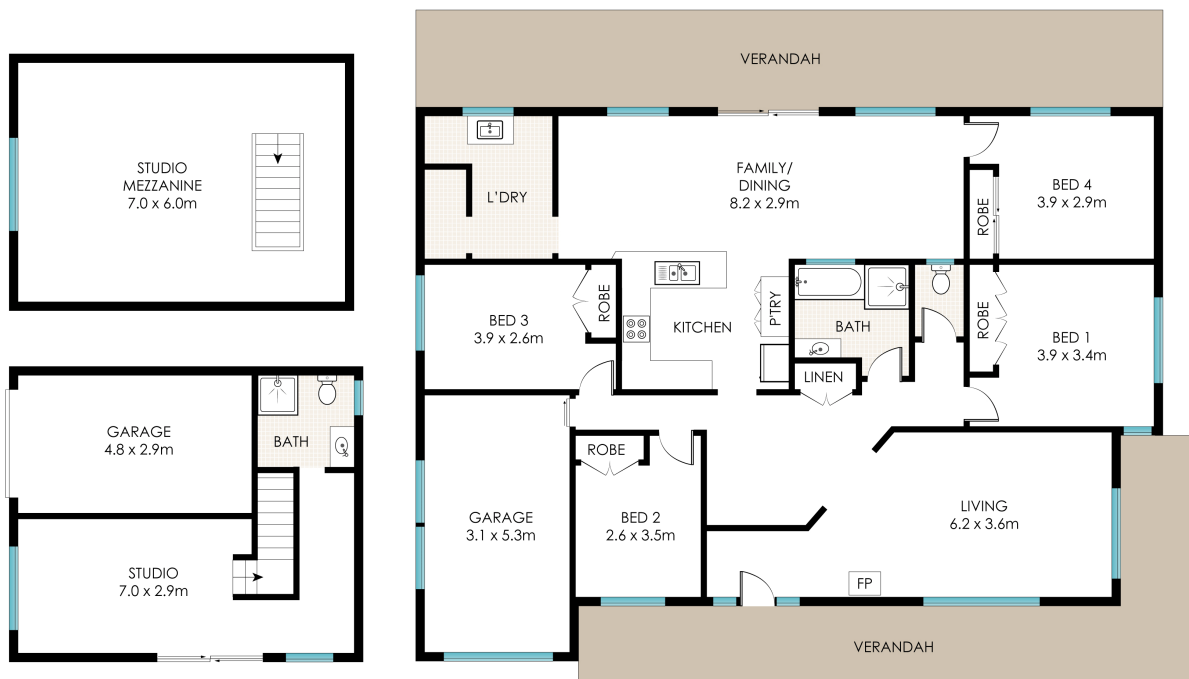
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## 11 OCEANIC PLACE, OLD BAR

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



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