

## Old Bar, 12 Molong Road

### SOLID THREE BEDROOM HOME WITH MODERN TOUCHES

Perched on the high side of the street capturing the cool coastal breeze sits this solid well built home. The current owners have loved raising their family here over the years and created many happy memories. The location is perfect not too far away from beach, shops, parks and the bowling club all within a 3-5\* minute drive. With a large block 670m<sup>2</sup>\* there is enough room for a pool or a shed and its handy drive through access from the double garage is a real bonus. Would be ideal for someone looking for their first home, a coastal change or an investment with nothing to do.

- Three spacious bedrooms, built in wardrobes, the master bedroom has ensuite
- Lounge and dining areas are air conditioned and have timber look flooring
- Kitchen has electric cooking, dishwasher, plenty of room for storage, preparing meals and breakfast bar
- Stylish main bathroom recently renovated with floor to ceiling tiles, bath, shower and wall



**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**  
Please Call

**View**  
[ljhooker.com.au/NKMF6X](http://ljhooker.com.au/NKMF6X)

**Contact**  
**Josh Robards**  
0432 152 706  
[j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)

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



hung vanity

- Outdoor covered entertaining area that overlooks the sprawling yard, also has garden shed
- Double garage with drive-thru access to the backyard
- Expected rent return of \$580-\$600/week
- Old Bar Beach a 4\* minute drive away and Coles 1km\* down the road

Whether you are looking for an investment property with nothing to do, or a home to call your own. This property will definitely be one not to be missed. Call Josh Robards 0432 152 706 today to find out more!!

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\*Approximate areas, distances, times

## More About this Property

Property ID	NKMF6X
Property Type	House
Land Area	670 m <sup>2</sup>
Including	Dishwasher Built-in-Robes Council Rates \$3420 approx per Annum

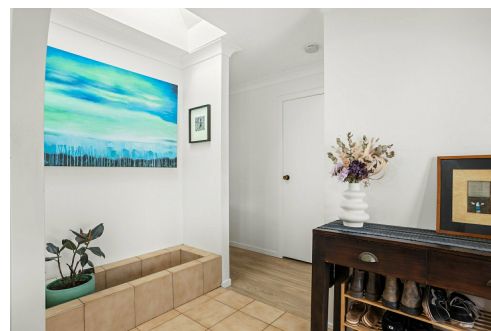
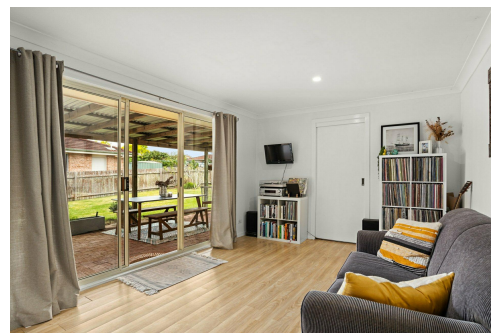
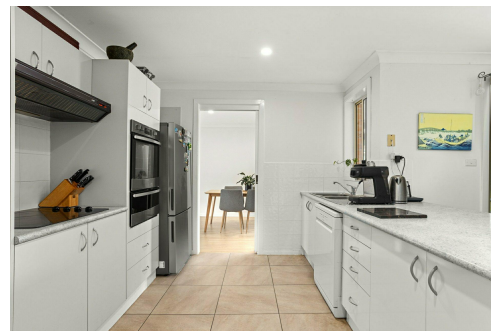
**Josh Robards 0432 152 706**

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

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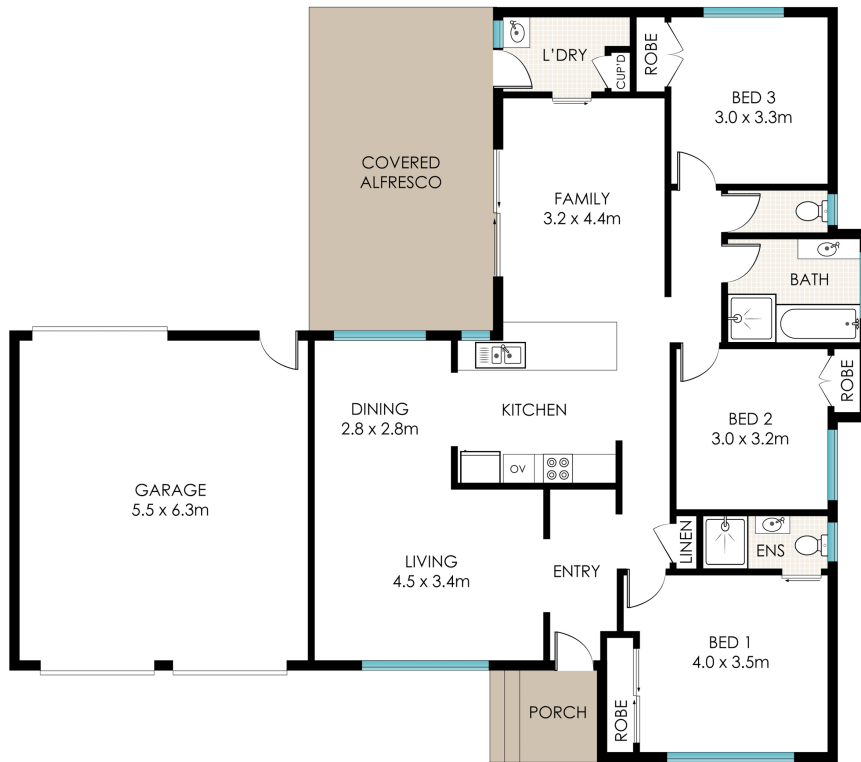
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## 12 MOLONG ROAD, OLD BAR

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



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