



13 Tropicbird Crescent, Old Bar

Family Sized Living with Room for Everything

Positioned in a peaceful cul-de-sac renowned for its friendly community atmosphere, 13 Tropicbird Crescent offers an exceptional lifestyle opportunity for growing families, home business operators, and those who simply appreciate space.

Set on a generous 817.3sqm* block and boasting approximately 345sqm* under roof, this impressive residence delivers a versatile floorplan with multiple living zones designed to accommodate every stage of family life.

At the heart of the home, you'll find spacious open plan living and dining areas with wood fire, complemented by a separate media room, plus a rumpus room that could easily be used a fifth bedroom. The thoughtful design provides flexibility for larger families or those needing additional space to work from home.

A standout feature is the front bedroom, which was purpose built to operate as a salon, complete with its own powder room and separate external access. This unique space offers endless possibilities for a home business, consulting room, guest accommodation or private office.

5 2 4

FOR SALE
\$1,100,000 - \$1,200,000

VIEW
By Appointment

AGENTS
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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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Outside, the lifestyle appeal continues with a sparkling in ground swimming pool, perfect for entertaining family and friends throughout the warmer months. Vehicle accommodation is exceptional, with a triple garage featuring drive-through access to the backyard, where an additional large colorbond shed provides valuable storage for tools, toys, trailers or workshop space.

Property Features:

- Approximately 345sqm* under roof
- Generous 817.3sqm* block
- Triple garage with drive-through access to an additional Colorbond shed (three bays with one roller door)
- In-ground swimming pool
- Multiple living and entertaining areas
- Rumpus room/5th bedroom
- Front bedroom with powder room and separate access
- Solar power
- Quiet cul-de-sac location
- Highly regarded neighbourhood with a strong community feel

This is a rare opportunity to secure a substantial family home offering outstanding versatility, exceptional storage and an enviable lifestyle in one of Old Bar's most sought after pockets.

For further information or to arrange your inspection, 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

MORE DETAILS

Property ID	PA6F6X
Property Type	House
Land Area	817.3 m2
Including	Ensuite
	Toilets (4)
	Pool
	Dishwasher
	Built-in-Robes
	Council Rates \$3561 approx per Annum

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Floor Plan Measurements Are Approximate And Are For Illustrative Purposes Only.

