18 David Street, Old Bar

# DUAL LIVING IN A PRIME COASTAL LOCATION

Solid, spacious and full of opportunity, this double brick and tile home offers genuine dual-living potential with a fully self contained two-bedroom flat downstairs, making it ideal for extended family, guests or an additional income stream. Upstairs features three generous bedrooms (the main having an ensuite), air-conditioned living, dining area adjoining the kitchen, and a spacious timber deck where you can relax and enjoy glimpses of the ocean.

Downstairs, the fully self-contained two-bedroom flat provides a large living space, its own kitchen, bathroom and laundry offering excellent flexibility for those looking to accommodate family or generate additional rental income. The location is hard to beat, with Old Bar Primary School less than 100m* away and the beach, shops, tennis courts, pre-school and local cafes all within an easy walk.

- Solid double brick and tile construction
- Three bedrooms upstairs, the main with ensuite
- Spacious living areas that are air-conditioned
- Fully self-contained two-bedroom flat downstairs
- Large timber entertaining deck with Ocean glimpses
- Two electric single garages
- Less than 100m* to Old Bar Primary School

**5** **3** **2**

**FOR SALE**
$940,000 - $970,000

**VIEW**
Sat 24th Oct @ 9:00AM - 9:30AM

**AGENTS**
Josh Robards
0432 152 706
j.robards@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.

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- Easy walk to the beach, shops, cafes, tennis courts and pre-school

A solid home with versatility, income potential and a fantastic coastal lifestyle right at your doorstep. This property will suit a range of buyers, so enquire now or you may miss this excellent opportunity. Call Josh Robards today on 0432 152 706 to find out more.

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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 | PBYF6X |
| Property Type | House |
| Land Area | 613 m2 |
| Including | Dishwasher |
| | Built-in-Robes |
| | Council Rates $3900 approx per Annum |

**Josh Robards 0432 152 706**
Director/Sales Agent | j.robards@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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## 18 DAVID STREET, 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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