



20 Wyden Street, Old Bar

WHERE COMFORT MEETS OPPORTUNITY

Offering generous proportions, outstanding practicality and a peaceful outlook, this solid brick home presents an exceptional opportunity for families, investors or buyers looking for a home with future potential. With the neighbouring land vacant at present, you'll enjoy views across the adjoining rural landscape while remaining just minutes* from Old Bar's beaches, shops and cafes.

Solidly built and well maintained, the home remains largely original in its presentation, having been recently refreshed with new internal paint throughout. Comfortable and functional as it stands, it also presents an exciting opportunity for buyers to modernise over time and add their own style and value.

Designed for easy family living, the home features three spacious bedrooms, including a generous master suite complete with a walk in robe and private ensuite. The expansive open plan living and dining area forms the heart of the home, providing plenty of space for everyday living and entertaining.

For growing families or those needing extra flexibility, the generous floorplan also presents the potential to create a fourth bedroom, home

3 2 3

FOR SALE
\$770,000 - \$800,000

VIEW
By Appointment

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AGENCY
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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.

LJ Hooker

office or media room, allowing you to tailor the home to suit your lifestyle.

Outside, practicality continues with a double garage offering convenient drive-through access to a freestanding single garage, ideal for additional vehicles, a workshop, boat, trailer or extra storage.

Features you'll love:

- Generous 829sqm* block
- Solid brick home with a functional family floorplan
- Recently painted internally
- Comfortable to move straight into with exciting scope to renovate and add value
- Three spacious bedrooms
- Master bedroom with walk-in robe and ensuite
- Expansive open plan living and dining area
- Potential to create a fourth bedroom or additional separate living space
- Double garage with drive-through access
- Freestanding single garage perfect for a workshop or extra storage
- Rural outlook to the rear and no direct rear neighbour at present

Move in and enjoy it from day one or renovate at your own pace to create something truly special. With solid bones, generous living spaces, this is a home that offers both immediate comfort and exciting future potential.

For more information or to arrange your inspection, contact Adam Stevenson on 0409 607 967.

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- Approximate areas, distances, times
- Some photos have been digitally stylised - house is vacant

MORE DETAILS

Property ID	PAPF6X
Property Type	House
Land Area	829 m2
Including	Built-in-Robes
	Council Rates \$3700 approx per Annum

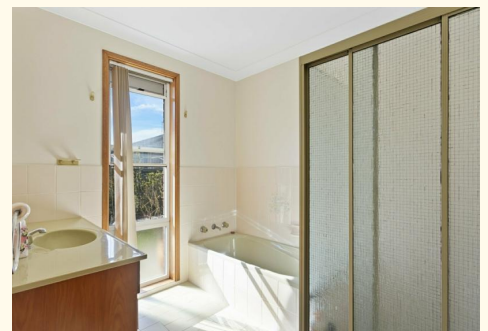
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Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cause Photography jamescause.com

