







21 Waterman Street, Old Bar

CHARACTER, FLEXIBILITY & AN A GRADE LOCATION

Some homes simply have a feeling about them, and this charming Old Bar cottage is one of them.

Full of character and warmth, this delightful property offers a surprisingly versatile floorplan with lots of extras. Best of all, you can leave the car at home and stroll to almost everything that makes village living so appealing.

Inside, the home features two generous bedrooms, two separate living areas and a spacious kitchen that forms the heart of the home. One unique feature is the attic storage, complete with pull down ladder for easy access. From here, doors open onto a large outdoor entertaining area, the perfect place to enjoy a morning coffee, afternoon drinks or relaxed gatherings with family and friends.

But it's outside where this property really sets itself apart.

Positioned beyond the main entertaining area is a separate, freestanding studio, complete with its own bathroom, bedroom and bunk beds. Whether you need accommodation for teenagers, somewhere for parents or guests to stay, a private retreat for older

3 2 3

FOR SALE
$700,000 - $730,000

VIEW
By Appointment

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LJ Hooker Old Bar Beach
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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children, or simply an additional space to work and relax, the possibilities are exceptional.

The property also offers a Colorbond garage, carport, established gardens and excellent access, providing plenty of practical appeal to complement the character of the home. There is also solar power to save on your bills.

And then there's the location.

Set right in the heart of Old Bar, this is an A Grade position where convenience comes naturally:

· Approx. 3 minute walk to local shops and supermarkets
· Approx. 3-5 minute walk to cafes and village dining
· Approx. 4 minute walk to Club Old Bar
· Approx. 10-12 minute walk to Old Bar Beach
· Easy access to parks, sporting facilities and local amenities

Whether you're looking for a permanent home, coastal escape, investment or a property that can comfortably accommodate the whole family, 21 Waterman Street offers an incredibly appealing combination of character, flexibility and location.

Contact Adam Stevenson today to find out more or arrange your inspection.

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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	PC8F6X
Property Type	House
Land Area	695 m2
Including	Built-in-Robes
	Council Rates $3758 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

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