

22 Viewmont Way, Old Bar

# A QUALITY HOME WITH SPACE, STYLE AND SUBSTANCE

Perched high on the street to capture the cool ocean breezes, and located in one of Old Bar's most sought after estates, welcome to 22 Viewmont Way. With almost 295m* under roof, this impressive residence is big, beautiful, and built for family living. Whether you're after space for a growing family or love entertaining guests in style, this home delivers on every level. Crafted by a respected local builder known for quality workmanship and attention to detail, it's a property that stands out from the rest.

- High ceilings 2.7m* filling the home with an abundance of natural light
- Three oversized bedrooms with build in robes and ceiling fans
- Master bedroom with generous walk-in robe and an eye catching ensuite
- Formal lounge/media room
- Spacious open plan living/dining area that connects effortlessly to the outdoor entertaining area
- Gourmet kitchen with 900mm cooktop and oven, dishwasher, 4m* stone island bench and walk in pantry
- Air-conditioned living
- You will never run out of room in the huge laundry that has internal access to the garage

4 2 2

**FOR SALE**
$1,050,000

**VIEW**
By Appointment

**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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- Double electric garage with epoxy flooring
- Exposed aggregate pathways making it easy to walk around the outside of the home
- Good sized yard that is a bit of a blank canvas for you to add your touches

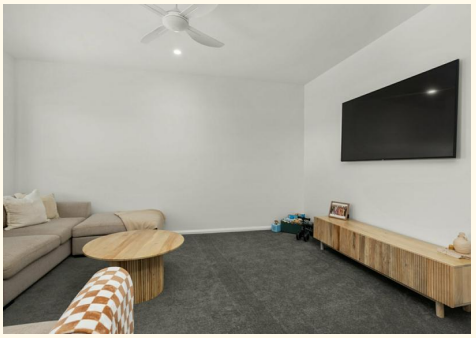
This truly is a home to be proud of and one that will be the envy of your family and friends. If you would like any further information or to book your inspection, call Josh Robards on 0432 152 706 today!

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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 | P0VF6X |
| Property Type | House |
| Land Area | 602.7 m2 |
| Including | Dishwasher |
| | Built-in-Robes |
| | Council Rates $3650 approx per annum |











**Josh Robards 0432 152 706**
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**LJ Hooker Old Bar Beach (02) 6553 7133**
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## 22 VIEWMONT WAY, 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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