







3 Farleigh Street, Old Bar

NATURE, SPACE AND STYLE

Positioned at the end of a quiet no through road and adjoining a tranquil bush reserve, 3 Farleigh Street, Old Bar presents a rare opportunity to secure a tastefully renovated home on an expansive 1,391sqm* allotment across two titles. Offering the option to subdivide and sell one title (STCA), or develop yourself, the property combines lifestyle appeal with future potential.

Stargaze into the dark night sky, sleep to the sounds of the ocean and wake to the birds singing. Nestled in nature, you feel like you're a million miles away, yet find all of life's conveniences on your doorstep.

Tightly held for 50 years before being lovingly restored by the current owners. From the solid double brick foundations up, this home has been completely renovated and revived. At the end of the street, this unique park-side location is the only block in Old Bar with 46 metre boundary onto Manning Entrance National Parklands.

An ideal northerly aspect creates a light filled home. The sun drenched backyard is overlooked by a spacious rear deck and patio. A large sparkling inground pool has seating situated so you can take in the stunning view across the grounds. The pool-house provides a private study or home office, where you can work in air conditioned tranquillity. Established mature trees are showcased by fully wired

4 2 0

FOR SALE
$1,325,000 - $1,375,000

AGENTS
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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.

garden lighting.

Inside, a sleek minimalism and a warm neutral plate continue throughout, creating an elegant yet homely feel. Tranquil forest views and lovely outlooks from every room. Solar, ducted air conditioning, fans, and underfloor heating adds a luxurious touch to both bathrooms.

Key features include:
- 1,391sqm* across two titles
- Four bedrooms, two bathrooms
- Impressive custom stair case on entry
- Bathrooms include heated tiled floors
- Stylish kitchen
- Inground swimming pool and pool house/studio – perfect for entertaining
- Solar power and energy efficient inclusions
- Off-street parking
- Garden shed for storage
- Private setting in a quiet cul-de-sac, adjoining bushland reserve
- Ideally situated for convenience and lifestyle, the property is within 250m* to Club Old Bar, 600m* to Old Bar town centre and just over 1km* walk to Old Bar Main Beach

For further information or to arrange an inspection, please contact Adam Stevenson on 0409 607 967.

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- Approximate areas, distances, times











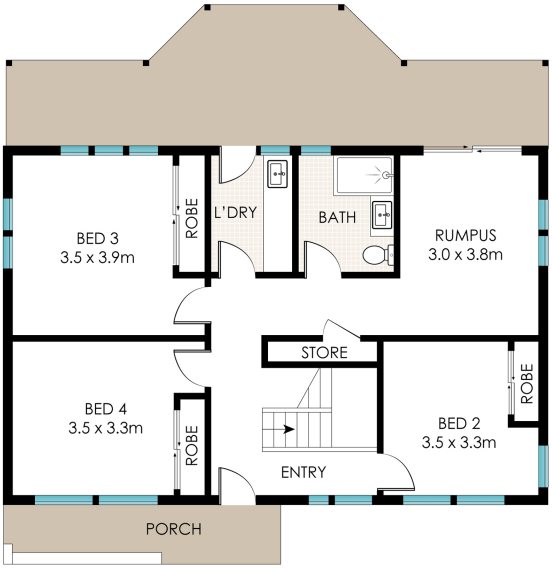
MORE DETAILS

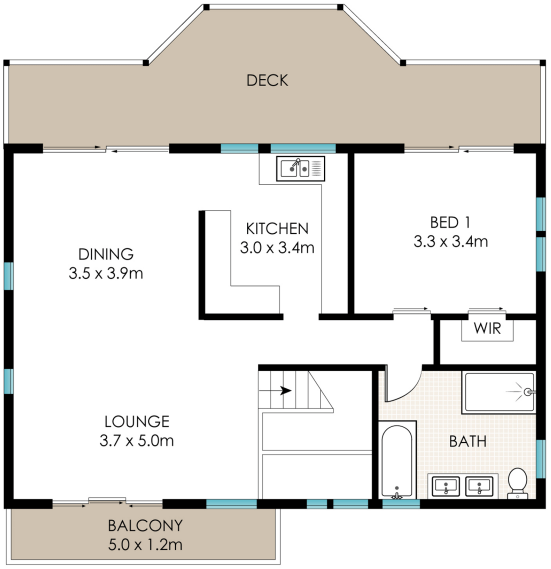
Property ID	NYPF6X
Property Type	House
Land Area	1391.2 m2
Including	Pool
	Dishwasher
	Built-in-Robes
	Council Rates $4200 approx per year

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3 FARLEIGH 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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