

## Old Bar, 3 Fleetwood Street

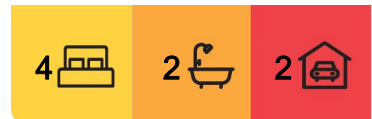
### COULD THIS BE YOUR NEW HOME

Brand new and ready for you is this beautifully built four bedroom home in the Emerald Fields Estate. Constructed by Perry Homes and comes with all the warranties, you can be confident with your purchase here. Set on a 450m2 block there is still plenty of yard to entertain whilst being low maintenance as well. Located only a 3\* minute drive to Coles, restaurants and cafes as well as a 5\* minute drive from the beach.

- Four bedrooms with built in wardrobes, the main bedroom has an ensuite and walk in robe
- Spacious kitchen with stone bench tops, electric appliances and walk in pantry
- Ducted air conditioning throughout
- Light and airy living areas
- Double electric garage
- Outdoor entertaining space
- Good sized fully fenced yard



**Disclaimer:** 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.



**For Sale**  
\$840,000 - \$860,000

**View**  
Sat 5th Jul @ 9:30AM - 10:00AM

**Contact**  
**Josh Robards**  
0432 152 706  
j.robards@ljhooker.com.au

**LJ Hooker Old Bar Beach**  
**(02) 6553 7133**

- No rear neighbours
- Expected rental return of \$700/week

If you are looking for a brand new home without the hassle of building yourself then come and take a look at 3 Fleetwood Street, Old Bar. Ready for you to move into with all the modern comforts, call Josh Robards on 0432 152 706 to find out more.

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\*Approximate areas, distances, times

## More About this Property

<b>Property ID</b>	NS6F6X
<b>Property Type</b>	House
<b>Land Area</b>	450 m2
<b>Including</b>	Dishwasher Built-in-Robes Council Rates \$4668.00 approx per Annum

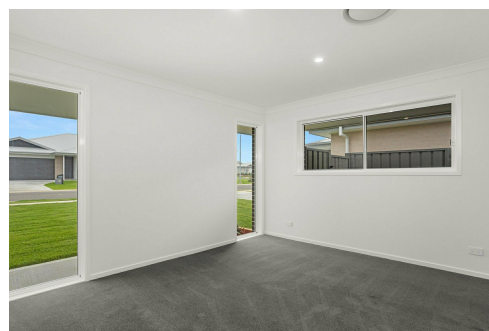
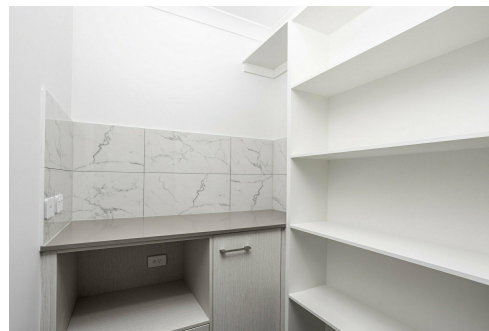
**Josh Robards 0432 152 706**

Director/Sales Agent | [j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)

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1/47 Old Bar Road, OLD BAR NSW 2430

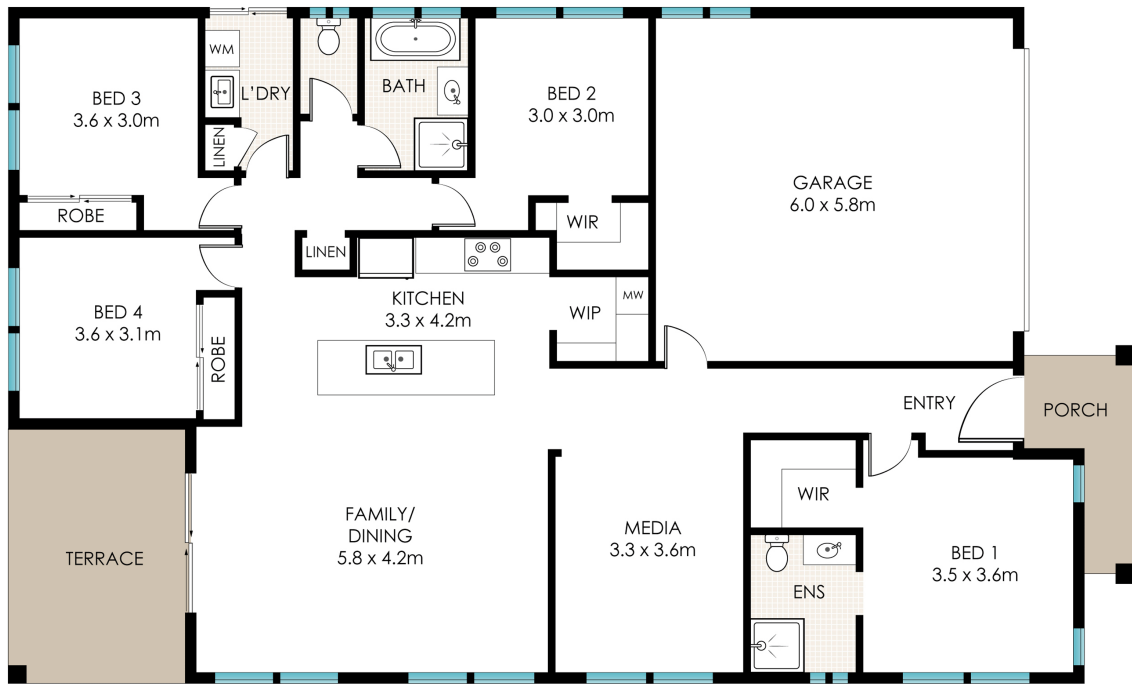
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### 3 FLEETWOOD STREET, OLD BAR

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



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