



36 Clerke Street, Old Bar

COASTAL CONVENIENCE WITH ROOM TO GROW

Perfectly positioned in a highly convenient location, this solid brick and tile home offers comfortable living just 550m* from the beach, 650m* to shops, cafes and primary school. Whether you're a first home buyer, downsizer or investor, this well maintained property presents an outstanding opportunity to secure a home in a sought-after location.

Inside, you'll find two generous bedrooms complete with built-in robes, a spacious air-conditioned living area and a versatile media room that could easily serve as a third bedroom, home office or study to suit your needs.

The enclosed sunroom provides the perfect place to relax while overlooking the large backyard, offering plenty of room for children, pets, gardens or future improvements. Practicality is assured with a single garage featuring additional workshop space, a second toilet and drive through access to carport.

- Two bedrooms with built-in robes
- Tidy kitchen and bathroom
- Air-conditioned living area
- Flexible media room, study or potential third bedroom

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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FOR SALE
\$680,000 - \$720,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Old Bar Beach
(02) 6553 7133

LJ Hooker

- Enclosed sunroom overlooking the spacious backyard
- Single garage with workshop area, drive-through access with carport
- Second toilet located in the garage
- Small garden shed for additional storage
- Large backyard with plenty of space to enjoy
- Solid brick and tile construction
- Convenient central location 650m* to shops, cafes and primary school
- Just 550m* from the beach

Offering a lifestyle of convenience and coastal charm, this is a fantastic opportunity to secure a quality home with plenty of versatility and future potential. Call Josh Robards today on 0432 152 706 to find out more.

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- Approximate areas, distances, times

MORE DETAILS

Property ID	P8XF6X
Property Type	House
Land Area	647 m2
Including	Toilets (2)
	Built-in-Robes
	Council Rates \$3700 approx per Annum

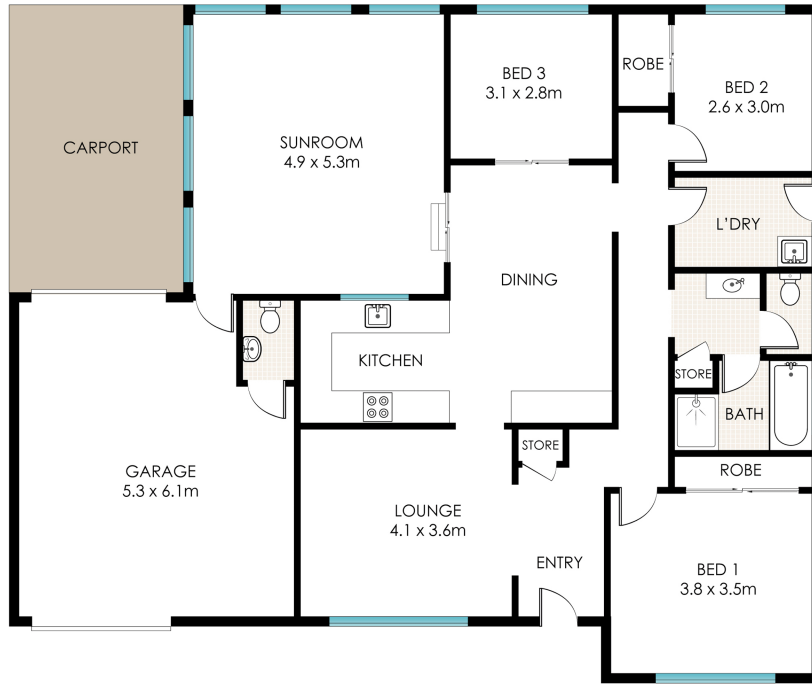
Josh Robards 0432 152 706

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

