



39 Pacific Parade, Old Bar

## BEACHFRONT BLISS




Wake up to the sound of the waves and soak in uninterrupted ocean views from this exceptional beachfront home at 39 Pacific Parade, Old Bar. Perfectly positioned directly opposite the sandy shores, this rare coastal gem offers an unbeatable lifestyle in one of Old Bar's most sought after locations.

Designed for relaxed family living and entertaining, this spacious home features multiple light filled living areas, a generous yard with established gardens, and a clever layout ideal for extended family or guest accommodation. The ground floor includes a fully self-contained one-bedroom flat - perfect for visitors, rental income, or multigenerational living.

Additional highlights include:

- Tandem garage with drive-through access to the backyard
- Versatile layout with multiple living zones
- Self contained one-bedroom flat downstairs with separate access
- Large backyard with established gardens and space to relax or entertain

Directly across the road from the beach - a true beachfront lifestyle!  
This is your chance to secure a prime piece of coastal paradise.  
Whether you're looking for a family home, holiday escape, or

4  3  2 

**FOR SALE**

\$1,500,000 - \$1,650,000

**AGENTS**

Adam Stevenson

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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.

 **LJ Hooker**

investment with income potential, 39 Pacific Parade delivers it all.

Contact Adam Stevenson on 0409 607 967 to arrange your inspection today. Don't miss this rare opportunity to live the beachfront dream!

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- Approximate areas, distances, times



## MORE DETAILS

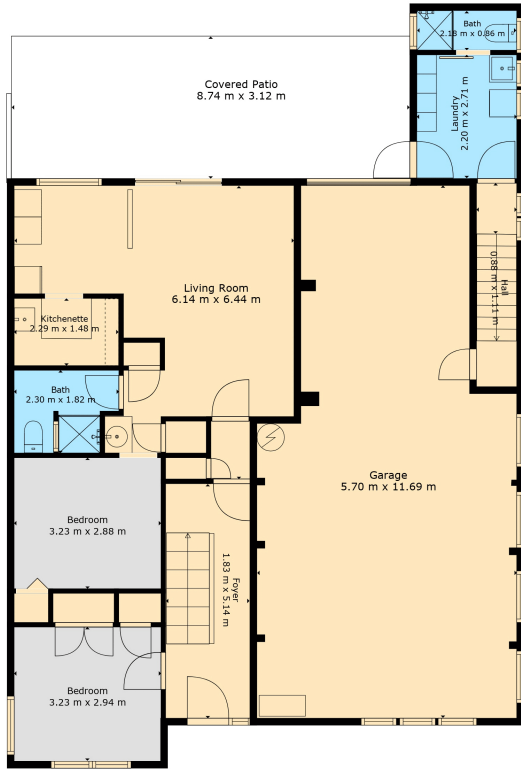
Property ID	NTBF6X
Property Type	House
Land Area	537 m2
Including	Built-in-Robes
	Council Rates \$4700 approx per Annum

### Adam Stevenson 0409 607 967

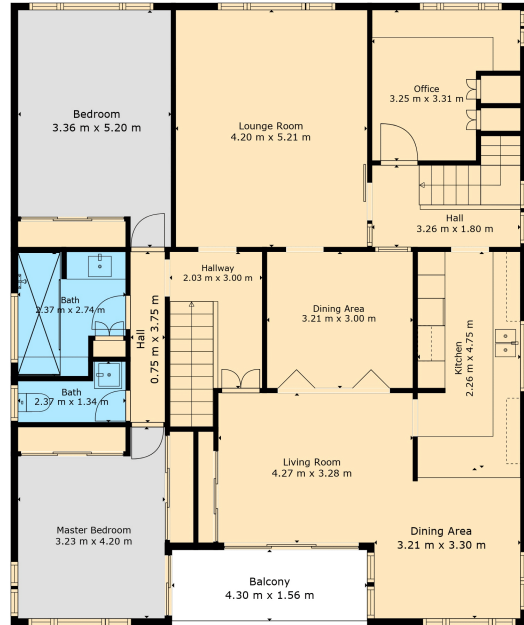
Director/Sales Agent/Licensee in Charge |  
a.stevenson@ljhooker.com.au

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

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Floor 1



Floor 2

**TOTAL: 221 m<sup>2</sup>**

FLOOR 1: 81 m<sup>2</sup>, FLOOR 2: 140 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 57 m<sup>2</sup>, COVERED PATIO: 27 m<sup>2</sup>, BALCONY: 7 m<sup>2</sup>

Floor Plan Measurements Are Approximate And Are For Illustrative Purposes Only.



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