



## Old Bar, 40 Richardson Street

ONE OF A KIND HOME IN A SOUGHT AFTER LOCATION

If you have been looking for a home that offers something a bit different to the rest, come and take a look at 40 Richardson Street, Old Bar. Backing onto the Old Bar Reserve you will not only have some great accessibility to the yard and shedding, but also a private and leafy outlook. This highly sought after location will bring interest from investors, first home buyers and someone after a property that they want to add further value to. Within a 50m\* walk to Club Old Bar for a beer and a bowl or 600m\* to shopping, cafes and restaurants, this will no doubt be one to see!

- Three good sized bedrooms, two have ceiling fans and built in wardrobes
- High raked ceilings in the living areas making the home light and airy
- Separate lounge and dining spaces with wood fireplace
- Floor to ceiling tiles in the bathroom, shower, vanity and separate toilet
- Solar hot water



**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.

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**For Sale**  
\$750,000 - \$800,000

**View**  
[ljhooker.com.au/NJSF6X](http://ljhooker.com.au/NJSF6X)

**Contact**  
**Josh Robards**  
0432 152 706  
[j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)

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

- Covered entertaining overlooking the reserve
- External laundry with additional toilet
- Low maintenance yard
- Single garage with drive through access
- Studio with its own hot water, power and bathroom
- Double garage/workshop at the rear of the property

This unique, well-built brick and tile home has a lot to offer. We do not expect this property to last long with the convenience of location, privacy and accessibility. Call Josh Robards on 0432 152 706 to book your private tour or look out for one of our upcoming open homes.

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\*Approximate areas, distances, times

## More About this Property

<b>Property ID</b>	NJSF6X
<b>Property Type</b>	House
<b>Land Area</b>	695 m2
<b>Including</b>	Built-in-Robes Council Water Sewer & Rates \$3600 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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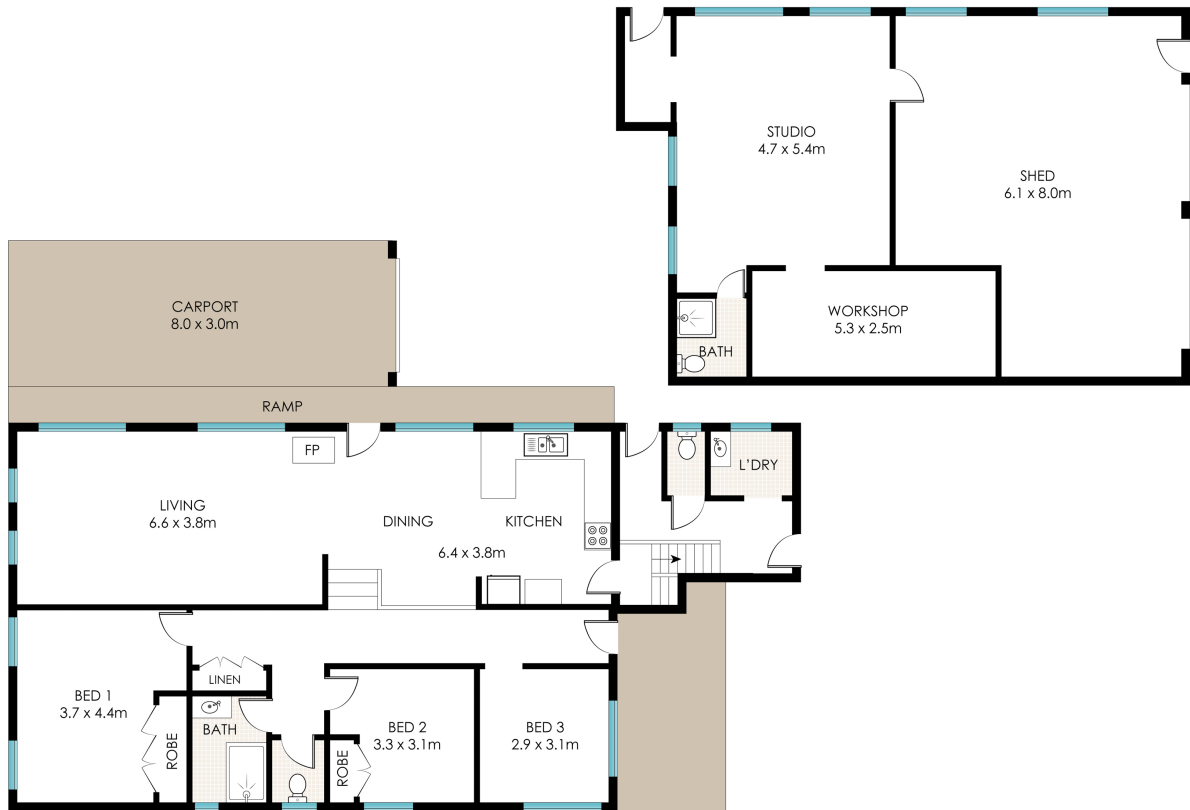
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#### 40 RICHARDSON STREET, OLD BAR

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



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