



44 Molong Road, Old Bar

BEAUTIFULLY RENOVATED HOME WITH DUAL LIVING POTENTIAL

Offering space, style and exceptional versatility, this beautifully renovated two-storey home has been finished to an impressive standard and is ideally located just minutes to the beach, shops, and bowling club. The flexible floorplan is designed to accommodate growing families, multi generational living arrangements or someone wanting additional income potential.

At the heart of the home is the stunning contemporary kitchen, complete with a huge island bench, breakfast bar and quality finishes, flowing effortlessly into the open plan dining and living area. Step outside to the covered rear entertaining deck overlooking the low maintenance backyard, the front verandah captures beautiful sunsets and a peaceful outlook.

Downstairs provides an ideal parents retreat, teenage retreat or private accommodation for extended family. With its own living space, it also offers excellent potential for a separate rental income. Adding further appeal is a detached double garage with workshop space and a side roller door, providing easy access for a boat, trailer or

4 2 2

FOR SALE
\$850,000 - \$900,000

VIEW
By Appointment

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

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

additional storage.

- Beautifully renovated with high quality finishes
- Four spacious bedrooms, built in wardrobes, the master having ensuite and walk in robe
- Flexible dual living or multigenerational living potential
- Opportunity for separate rental income
- Multiple living areas that are air-conditioned
- Designer kitchen with oversized island bench, breakfast bar and loads of storage
- Open plan living and dining opening onto covered entertaining deck
- Elevated front verandah with lovely sunset views
- Low maintenance yard and garden shed
- Solar panels to ease the electricity bills 14kw*
- Detached double garage (8m* x 6m*) with workshop space, side roller door and access for a boat or trailer
- Convenient location close to the beach, shops and bowling club

Whether you're searching for a spacious family home, a property with dual living flexibility or an investment opportunity with income potential, this outstanding home offers the complete coastal lifestyle package. Call Josh Robards 0432 152 706 to book your inspection.

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- Approximate areas, distances, times

MORE DETAILS

Property ID	P9WF6X
Property Type	House
Land Area	679 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Council Rates \$3650 approx per Annum

Josh Robards 0432 152 706

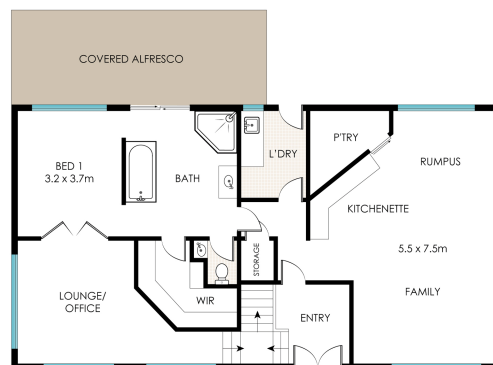
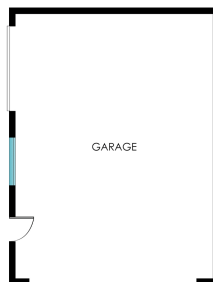
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Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cause Photography jamescause.com

