



## Old Bar, 7 Kestrel Avenue

TIDY AND AFFORDABLE

This affordable home is in a great neighbourhood and sits on a large 744sqm corner block. The brick and tile construction offers a sturdy home, and if you want to modernise there's still potential to value add.

- \* Three bedrooms, main has ensuite
- \* Double carport
- \* Large 744sqm\* corner block
- \* 4-5 minutes drive\* to the beach
- \* Potential for access to yard ideal for extra shed or granny flat (subject to council approval)
- \* Currently leased for \$480/week (increasing to \$500/week June 2025)

Homes in this price range are becoming harder to find, if this sounds like something that could suit you please call Adam Stevenson on 0409 607 967.



**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**  
Please Call

**View**  
[ljhooker.com.au/NT5F6X](http://ljhooker.com.au/NT5F6X)

**Contact**  
**Adam Stevenson**  
0409 607 967  
[a.stevenson@ljhooker.com.au](mailto:a.stevenson@ljhooker.com.au)

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

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\*Approximate areas, distances, times

## More About this Property

<b>Property ID</b>	NT5F6X
<b>Property Type</b>	House
<b>Land Area</b>	744 m2
<b>Including</b>	Ensuite Built-in-Robes Fully Fenced Council Rates \$3600 approx per Annum

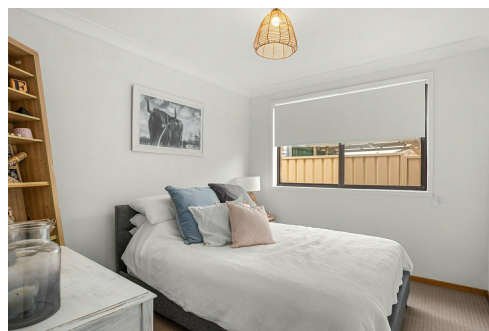
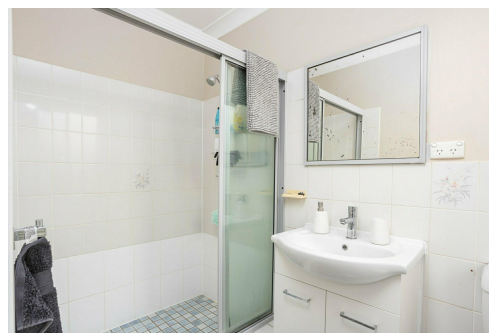
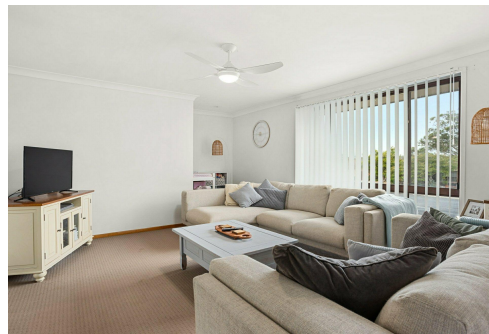
**Adam Stevenson 0409 607 967**

Director/Sales Agent/Licensee in Charge | [a.stevenson@ljhooker.com.au](mailto:a.stevenson@ljhooker.com.au)

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

1/47 Old Bar Road, OLD BAR NSW 2430

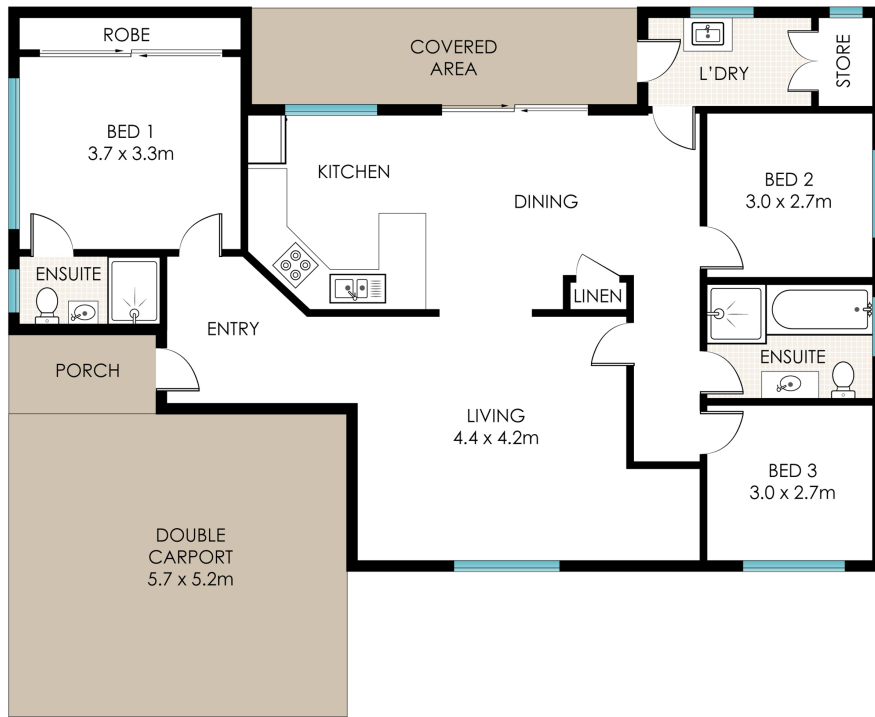
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**7 KESTRAL AVENUE, OLD BAR**

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



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