



## Old Bar, 7 Medowie Road

### MODERN LIVING IN PRIME LOCATION

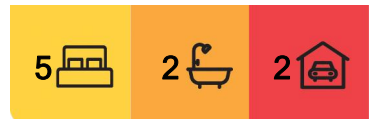
This beautifully presented four bedroom home, with an additional study or fifth bedroom, offers the perfect blend of comfort, space, and modern living. Located just 450m\* from the town centre and 1.1km\* from Old Bar Main Beach, this home is ideal for those seeking convenience and a relaxed lifestyle.

The home features a spacious open plan living area, perfect for family gatherings, and a well-designed kitchen. There is also a separate media room. The master bedroom includes a walk-in robe and ensuite, while the remaining three bedrooms are generously sized with built in wardrobes. The study can be accessed externally and was previously used as a home business, or it could be utilised as a fifth bedroom.

Ducted air conditioning throughout ensures year round comfort, and the double remote garage provides easy access to the home. The low-maintenance yard is complemented by a heated inground pool and an outdoor entertaining area perfect for BBQs and relaxation.



**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**  
\$880,000 - \$920,000

**View**  
[ljhooker.com.au/NSGF6X](https://ljhooker.com.au/NSGF6X)

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

Key features include:

- Four bedrooms plus a study or fifth bedroom
- Master with walk-in robe and ensuite
- Spacious living and dining areas
- Ducted air conditioning
- Double remote garage
- Heated inground pool
- Outdoor entertaining area
- Low-maintenance yard
- 10.1kW solar system
- Just 450m\* to town centre, 1.1km\* to Old Bar Main Beach

This is an opportunity you won't want to miss, modern homes in this location are hard to come by. Contact us today to arrange an inspection!

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\*Approximate areas, distances, times

## More About this Property

<b>Property ID</b>	NSGF6X
<b>Property Type</b>	House
<b>Land Area</b>	546.9 m2
<b>Including</b>	Dishwasher Built-in-Robes Council Rates \$3300 approx per Annum

**Adam Stevenson 0409 607 967**

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

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