






7 Molong Road, Old Bar

## TRANSFORMATION COMPLETE AND READY TO MOVE INTO

The current owner has put in considerable effort to beautifully renovate this property, leaving it ready for you to move in and start enjoying the vibrant coastal lifestyle Old Bar is known for. With the hard work already done, you can relax and make the most of this fantastic home. Situated on a generous 1003m<sup>2</sup>\* block, there's plenty of space for family and friends to gather for a BBQ or even add a pool. Old Bar Beach is just a short 3 minute\* drive away, perfect for a walk along the sand, sunbathing, or catching some waves.

- Three bedrooms, with built-in robes in the master
- Bright and airy living spaces featuring timber-look vinyl flooring
- Neat kitchen with timber benchtops and electric cooking
- Expansive 1003m<sup>2</sup>\* block
- Large outdoor entertaining area
- Single garage/workshop plus additional colourbond shed
- Peaceful, leafy outlook with no direct rear neighbours
- Potential for future development (subject to council approval)

This is a low maintenance, beautifully renovated home on a large block, they don't come up often. For your opportunity to secure this property or to find out more information, give Josh Robards a call today 0432 152 706

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**FOR SALE**  
\$640,000 - \$670,000

### 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**

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• Approximate areas, distances, times

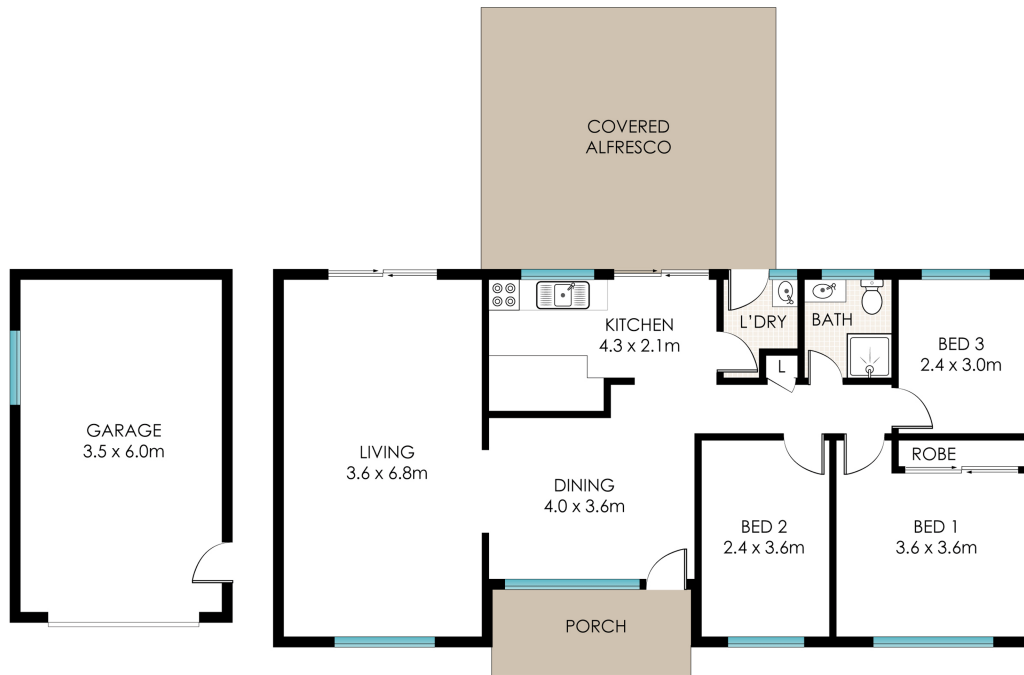
## MORE DETAILS

Property ID	NNCF6X
Property Type	House
Land Area	1003 m2
Including	Outdoor Entertaining Built-in-Robes Fully Fenced Council Rates \$3600 approx per Annum

**Josh Robards 0432 152 706**  
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**LJ Hooker Old Bar Beach (02) 6553 7133**  
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Floor Plan measurements are approximate and are for illustrative purposes only.  
 Floor Plan by James Cause Photography jamescause.com

