




71 Waterman Street, Old Bar

## REALISTIC PRICE, RENOVATED AND READY TO GO

This renovated three bedroom home on Waterman Street, is ready to move into and won't last long. Set on a generous 695m<sup>2</sup> block there is plenty of room for kids and pets to play, with potential to add a pool, shed, man cave or even a granny flat (STCA).

Conveniently located 850m\* to Coles, medical centre, restaurants, cafe and other local conveniences. Club Old Bar is within walking distance (300m\*) the perfect spot for a relaxing afternoon of bowls, mini golf, a quiet drink, raffles and dinner with family and friends. The pristine and uncrowded Old Bar Beach is also only 1.3km\* away, perfect for swimming, fishing, surfing or a peaceful beach walk.

- Three bedrooms, two with built in robes, all with ceiling fans
- Ducted air-conditioning throughout
- Spacious, modern kitchen with electric appliances, dishwasher, stone benches and island bench
- Cozy wood fireplace with feature stacker stone wall
- Sleek renovated bathroom
- Solar panels are brand new to help ease electricity bills
- Covered entertaining deck
- Single garage with separate workshop/storage room
- Pristine lawns and gardens

3  1  1 

**FOR SALE**  
\$750,000 - \$790,000

**VIEW**  
Sat 4th Apr @ 11:45AM - 12:15PM

**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**

Whether you're searching for a home to move straight into, a property with room to add value, or a solid investment, this home ticks plenty of boxes. The owners are motivated to sell. Call Josh Robards today on 0432 152 706 to find out more.

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- Approximate areas, distances, times

## MORE DETAILS

Property ID	P5WF6X
Property Type	House
Land Area	695.6 m2
Including	Dishwasher Built-in-Robes
	Council Rates \$3600 approx per Annum

**Josh Robards 0432 152 706**

Director/Sales Agent | [j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)

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

1/47 Old Bar Road, OLD BAR NSW 2430

[oldbarbeach.ljhooker.com.au](http://oldbarbeach.ljhooker.com.au) | [oldbarbeach@ljhooker.com.au](mailto:oldbarbeach@ljhooker.com.au)





## 71 WATERMAN STREET, OLD BAR

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

