







## Old Bar, 9 Yellowfin Avenue

### DIVE INTO THIS MODERN STUNNER

Relax and enjoy the sunshine on the spacious entertaining deck, while family and friends take a dip in the sparkling saltwater pool. This stunning, modern home is in pristine condition and promises effortless summers. Situated in the desirable Ocean Blue Estate, you're just a 5-minute\* drive from Old Bar Beach, Coles, cafes, and restaurants&mdash;everything you need is right at your doorstep!

- Four generously sized bedrooms with built in robes, ceiling fans and the master has ensuite
- Separate living spaces with lounge, dining and family rooms
- Contemporary kitchen featuring stone countertops, ample storage, and quality appliances
- Immaculate spacious bathrooms, ensuite with double shower
- Ducted air-conditioning
- Inground saltwater pool with solar heating
- Beautifully established low maintenance gardens

|   |   |   |   |
|---|---|---|---|
| 4  | 2  | 3  | 1  |
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**For Sale**  
Price Guide \$920,000

**View**  
[ljhooker.com.au/NMKF6X](http://ljhooker.com.au/NMKF6X)

**Contact**  
**Josh Robards**  
0432 152 706  
[j.robards@ljhooker.com.au](mailto:j.robards@ljhooker.com.au)



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

**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.

- Double electric garage with drive through access to carport
- 2m x 3m\* shed and 3m x 3m\* great for extra storage
- 6.6kw\* solar system, electric hot water with catch power from the solar set up

Prepare to be amazed by the outstanding condition of this spectacular home. With superb living spaces both inside and out, it's impeccably maintained, featuring a sparkling saltwater pool, and is move-in ready for you to enjoy. Contact Josh Robards today at 0432 152 706 to find out more before it's too late!

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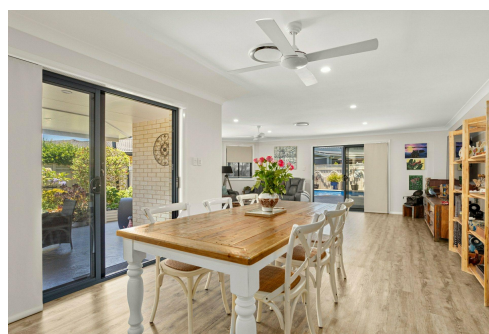
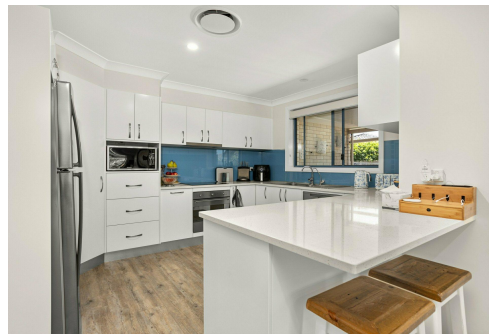
\*Approximate areas, distances, times

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | NMKF6X  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 682.1 m2  |
| <b>Including</b>     | Air Conditioning<br>Ducted Cooling<br>Pool<br>Dishwasher<br>Built-in-Robes<br>Solar Panels<br>Council Rates \$3500 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**  
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## 9 YELLOWFIN 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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