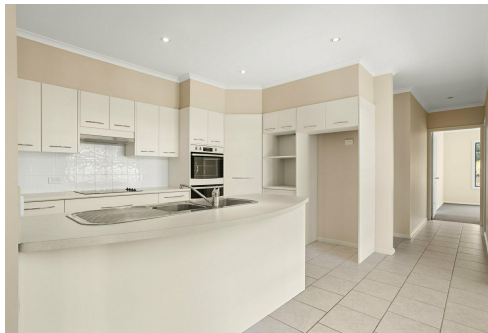




Approximate Boundary



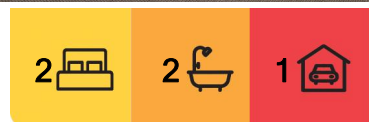
Old Bar, 1/12 Hall Street

Your Coastal Dream Duplex Villa Awaits

Discover the ultimate in beachside living with this exceptional duplex villa located in the charming seaside village of Old Bar. Perfectly designed for those looking to downsize, this ground-level property offers a blend of relaxed, low maintenance living and coastal elegance. Enjoy the comfort of an open-plan layout that seamlessly connects to a private, easy care courtyard, ideal for entertaining or simply unwinding. Embrace the superior beach style and tranquil lifestyle that this exquisite home provides.

This property offers a perfect balance of lifestyle and convenience, situated just a short 650m stroll from the vibrant town centre and a mere 200m from the pristine shores of Old Bar Beach. With its prime location, this home is ideally suited for retirees, downsizers or anyone seeking a hassle-free taste of the coastal lifestyle.

Let's take a look at the property features...



For Sale
Offers Invited

View
ljhooker.com.au/1QVAF7G

Contact
Justin Atkins
0417 955 176
jatkins@ljhtaree.com.au
Kelly Sawyer
0421 025 081
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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.

LJ Hooker Taree
(02) 6552 1133

- Immaculate ground-floor and level villa boasting remarkable street appeal with only two on the block
- Enter the home and find yourself in a spacious, airy lounge room with elevated raked ceilings and the comfort of reverse cycle air conditioning
- The well maintained galley kitchen with island bench features attractive neutral tones and is equipped with a dishwasher, wall-mounted oven, ceramic cooktop and ample cupboard space
- From the lounge room, slide open the glass doors to step out onto the rear patio and fully fenced backyard
- Two generously sized bedrooms, each featuring built-in robes for ample storage, with the master bedroom offering the added luxury of an ensuite bathroom
- The well maintained, centrally located bathroom, featuring a simple colour scheme, comes with a bathtub, walk-in shower and toilet
- Single lock up garage with automatic entry for vehicle storage and secure internal access into the villa
- Estimated rental income of \$450 per week, making it a compelling investment opportunity
- Within 900m walking distance to Coles Supermarket, cafes, specialty shops and a 1.3km commute to Club Old Bar

Whether you're looking to invest, downsize or embrace a coastal lifestyle, we invite you to visit one of our upcoming open homes. For further information on this quality residence, please contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081.

More About this Property

Property ID	1QVAF7G
Property Type	Unit
Land Area	285 m²
Including	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Justin Atkins 0417 955 176
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