

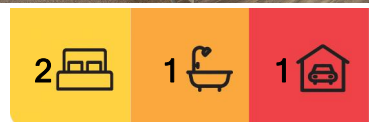


## Old Bar, 1/5 Wyden Street

### DUPLEX IN A GREAT LOCATION

You will enjoy the spacious living areas and the convenient location that this tidy two bedroom duplex has to offer. Within a short walk 450m\* to the shops or 1.2km\* to the beach, we are sure this property will suit a range of buyers. Whether you want to invest, looking for your first home or downsizing from a larger one this property is sure to impress.

- Two generous bedrooms with built in wardrobes, the master has a ceiling fan
- Spacious air-conditioned living with separate dining area
- Tidy bathroom
- Renovated kitchen with electric cooking and stone benchtops
- Large yard with an excellent side access
- Single garage with internal access
- Established gardens and shrubs providing privacy
- Expected rent return of \$460 - \$480/week



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/NNAF6X](http://ljhooker.com.au/NNAF6X)

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



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



This solid brick and tile home is in a fantastic location, offering more than meets the eye. You'll be surprised by the generous size and immaculate presentation. Call Josh Robards today on 0432 152 706 to find out more.

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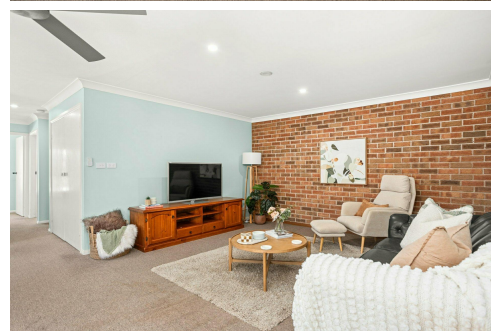
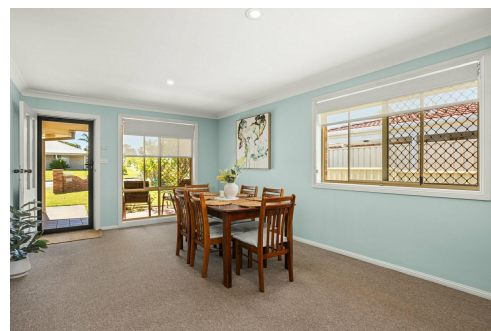
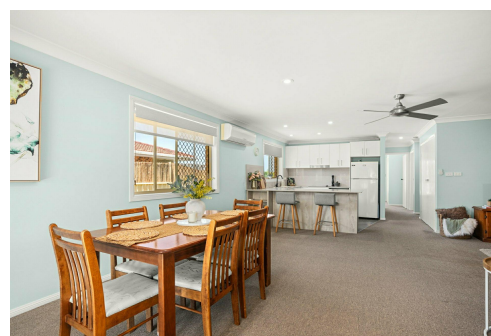
\*Approximate areas, distances, times

## More About this Property

Property ID	NNAF6X
Property Type	Unit
Including	Council Rates \$3150 approx per Annum

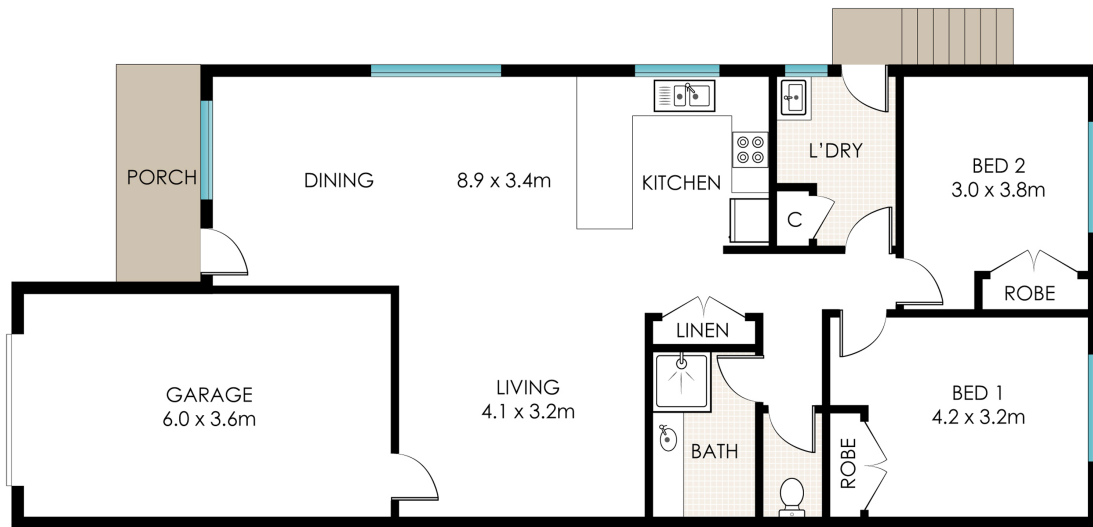
**Josh Robards 0432 152 706**  
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### 1/5 WYDEN STREET, OLD BAR

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



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