






1/72 Old Bar Road, Old Bar

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## EVERYTHING YOU NEED AT YOUR FINGERTIPS

Perfectly positioned for convenience and lifestyle, this immaculate villa is sure to impress buyers of all types. Whether you're entering the market, looking to downsize, or seeking a reliable investment come and take a look at 1/72 Old Bar Road. With essentials close at hand, you can leave the car in the garage and enjoy a short, level, 250m\* stroll to Coles, cafes, medical services, and more.

- Three bedrooms with built in wardrobes and ceiling fans
- Light filled living areas that are air-conditioned
- Spacious kitchen with plenty of bench space and storage
- Central bathroom with convenience of a second toilet off the laundry
- Single lock up garage with internal access
- Low maintenance yard
- Covered deck facing East capturing the cool ocean breeze
- Approximately 250m\* to local amenities and 1.5km\* the beach
- Internal paint is in immaculate condition, all lights have been updated to LED

This property represents excellent value in a great location. Whether you are searching for your first home, a secure downsizing option, or a proven investment, this villa is ready to be enjoyed from day one.

**FOR SALE**

Please Call

**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**

Call Josh Robards today on 0432 152 706 to book your inspection.

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- Approximate areas, distances, times

## MORE DETAILS

Property ID	NZKF6X
Property Type	Unit
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Council Rates \$3085 approx per Annum

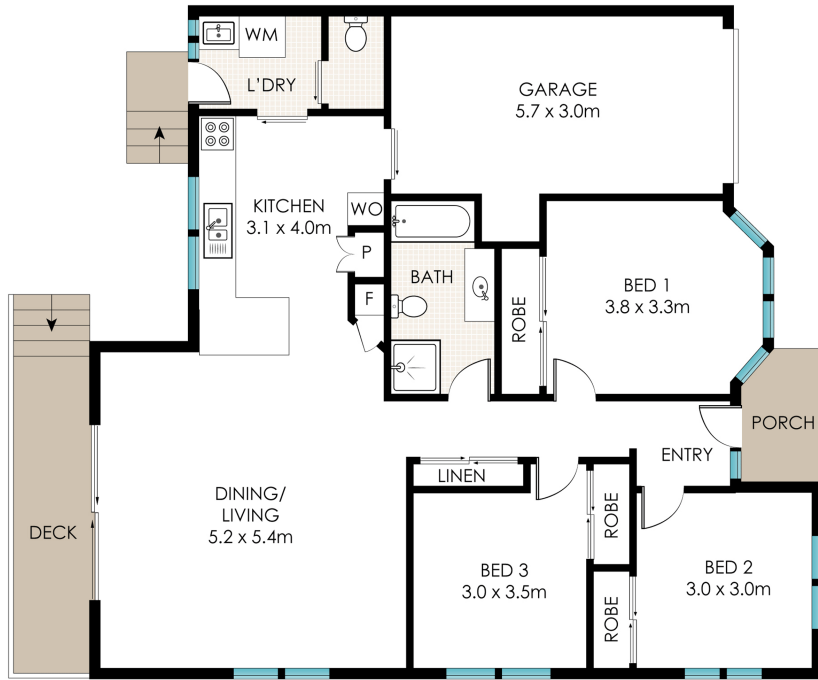
**Josh Robards 0432 152 706**

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

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

