



2/3 Albatross Way, Old Bar

EASY COASTAL LIFESTYLE




Modern, low maintenance living meets coastal convenience at 2/3 Albatross Way, Old Bar - a freestanding three bedroom home in the Ocean Links Estate.

Step inside to an inviting open plan living and dining area that flows to a modern kitchen complete with dishwasher and quality finishes. All three bedrooms feature built in wardrobes, while the home also includes a second toilet for added practicality. Additional features such as air conditioning and a remote control garage door add to the everyday comfort and convenience.

Entertaining is effortless with the enclosed outdoor area, which leads out to a low maintenance yard with garden shed for additional storage.

Positioned as one of only two freestanding homes on the lot and with no strata management fees, this is an excellent opportunity for downsizers, first home buyers or investors seeking value in a highly desirable location just approximately 5 minutes' drive* to shops, cafes and Old Bar Beach.

Currently leased to excellent tenants, with the lease expiring in May 2026.

3  1  1 

FOR SALE

Price Guide \$650,000

AGENTS

Adam Stevenson

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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**

Contact Adam Stevenson on 0409 607 967 to find out more.

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- Approximate areas, distances, times

MORE DETAILS

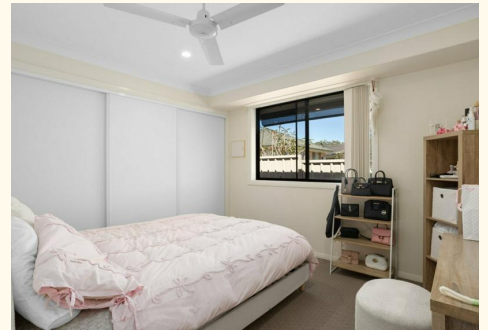
Property ID	P37F6X
Property Type	Unit
Including	Toilets (2)
annum	Council Rates \$3200 approximately per

Adam Stevenson 0409 607 967

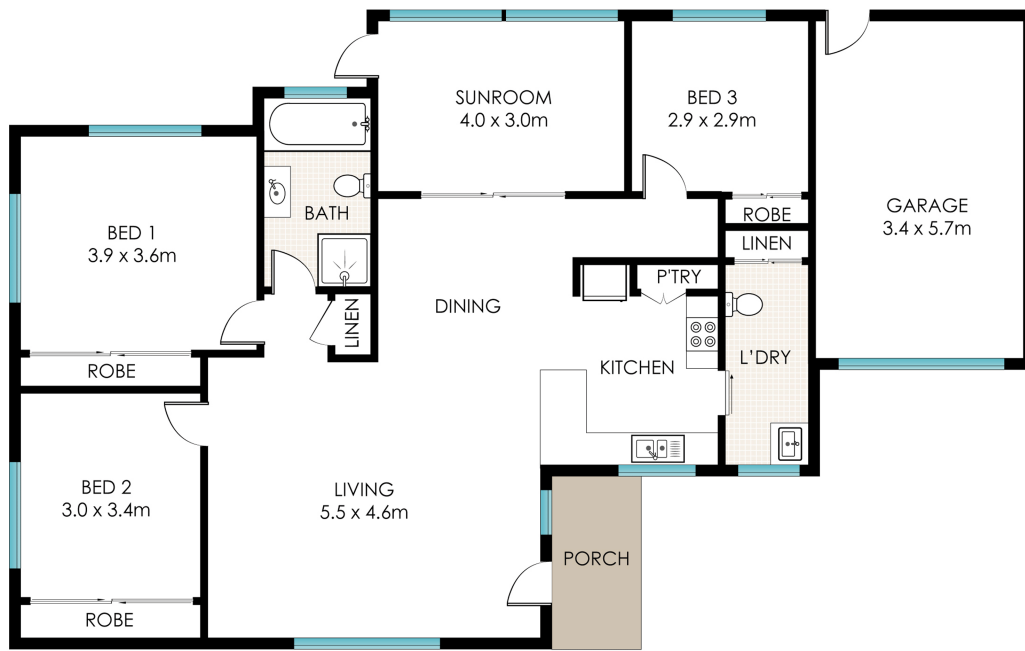
Director/Sales Agent/Licensee in Charge |
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Floor Plan measurements are approximate and are for illustrative purposes only.
 Floor Plan by James Cause Photography jamescause.com

