



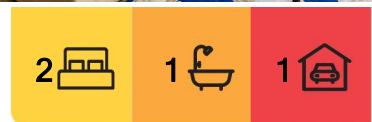
## Old Bar, 5/23 Smith Street

PRIME POSITION - CLOSE TO BEACH, SCHOOL AND TOWN CENTRE

When it comes to real estate it's all about location, and 5/23 Smith Street is a prime position! Currently leased to great tenants it would make an ideal investment property.

As you can see from the photos and video, it's so close to everything! Just a 200m walk to the school track beach access, the same to Flow Bar and Restaurant, and just 600m walk to the town centre (all approximate distances).

- 2 bedrooms
- Spacious living area
- Lock up garage
- Generous North facing yard, it's rare to find such a large yard with a unit
- Just 5 units in the complex
- Currently leased to A1 tenant wanting to stay long term



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/NCHF6X](http://ljhooker.com.au/NCHF6X)

**Contact**  
**Adam Stevenson**  
0409 607 967  
[a.stevenson@ljhooker.com.au](mailto:a.stevenson@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.

This really is a great buy, when you factor in the location and the current asking price it's all makes sense. Contact Adam Stevenson on 0409 607 967.

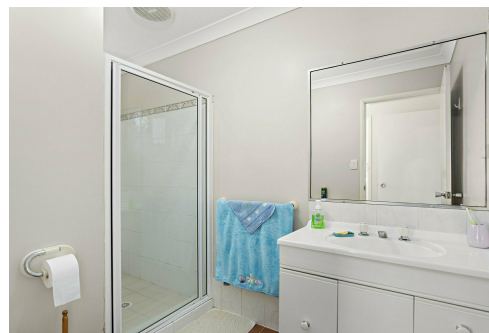
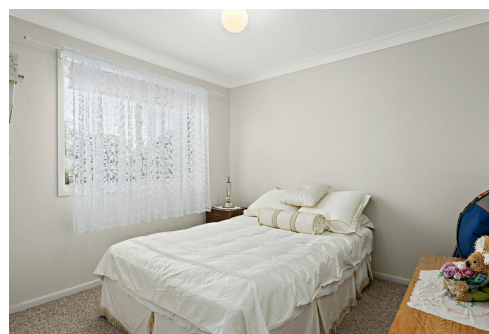
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## More About this Property

<b>Property ID</b>	NCHF6X
<b>Property Type</b>	Unit
<b>Including</b>	Council Water Sewer & Rates \$2750 approx per Annum

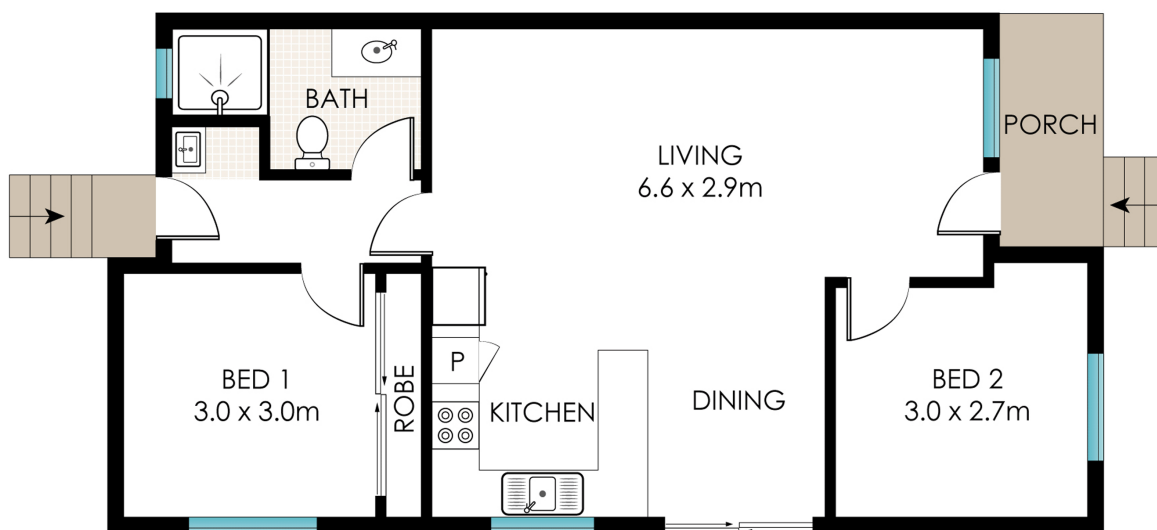
**Adam Stevenson 0409 607 967**  
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**5/23 SMITH STREET, OLD BAR**

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



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