

## Old Bar, 7/5 Waterman Street

### DOLLARS AND SENSE

Tired of looking around for a budget friendly investment opportunity in a coastal village? Look no further than 7/5 Waterman Street, Old Bar. This sturdy brick and tile unit in a complex of 6 others is a great option for the keen investor looking to grow their property portfolio, or even the new investor looking to break into the ever-growing property market.

This unit offers:

- A low maintenance brick and tile complex
- One good sized bedroom with elevated street views
- A cozy kitchen and living area
- Close proximity to beach, bowling club and town centre
- Strata fees of \$656.85\* per quarter
- Council Rates of \$2900\* per year
- Currently leased for \$270pw
- Excellent location, approximately 100m\* from town centre and 700m\* from the beach.



**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.



**For Sale**

\$300,000 - \$320,000

**View**

By Appointment

**Contact**

**Josh Robards**

0432 152 706

j.robards@ljhooker.com.au

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



With properties at this price point rarely becoming available in Old Bar, don't miss your chance to pick up a great piece of real estate in a booming coastal village. Contact Josh Robards on 0432 152 706 to book your next inspection, or call our office on 6553 7133.

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\*Approximate areas, distances, times

## More About this Property

Property ID	NW8F6X
Property Type	Unit
Including	Council Water Sewer & Rates \$2827 approx per Annum

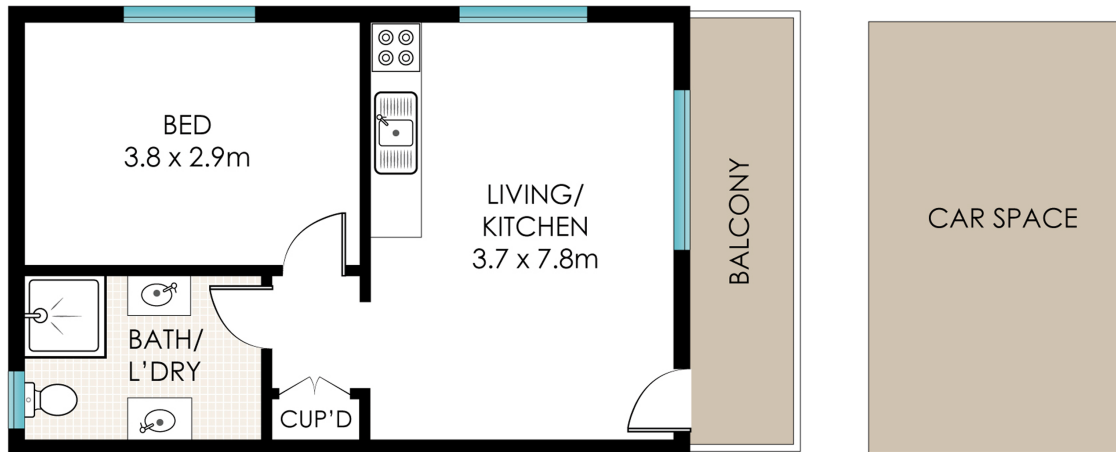
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### 7/5 WATERMAN STREET, OLD BAR

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



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