

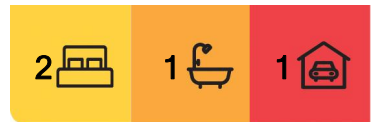


## Old Bar, 2/25 Clerke Street

GREAT SPOT, BETTER OPPORTUNITY

Welcome to 2/25 Clerke Street, Old Bar, a delightful, neat and tidy unit in a complex of three. It's just a stones throw away from the Old Bar Public School and beach access 350m\*. With location in mind, why not stop at the renowned Flow Bar for a coffee and breakfast in the morning or an early evening drink after your afternoon stroll on the beach. This property includes:

- Two spacious rooms with built in wardrobes and ceiling fans
- Covered outdoor area with minimal maintenance required in the yard
- Air-conditioning in living area when the coastal sea breeze isn't enough to keep you cool
- Wood fireplace in lounge room for cold winter nights
- Generous open plan living space
- Good sized kitchen with plenty of storage
- Single electric garage with plenty of extra space to store
- Strata fees are \$770 approximately a quarter



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/NJFF6X](http://ljhooker.com.au/NJFF6X)

**Contact**  
**Jordan Robards**  
0411 529 288  
[jm.robards@ljhooker.com.au](mailto:jm.robards@ljhooker.com.au)

**Josh Robards**  
0432 152 706  
[j.robards@ljhooker.com.au](mailto:j.robards@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 is a great opportunity for a range of buyers. Whether you are an investor looking to expand their portfolio into a thriving coastal community, a first home buyer looking to break into the market or looking to downsize into a low maintenance complex within close proximity to shops, cafes and the beach.

Call Jordan Robards on 0411 529 288 to arrange your inspection

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\*Approximate areas, distances, times

## More About this Property

<b>Property ID</b>	NJFF6X
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Fire Place Deck Built-in-Robes Fully Fenced Council Water Sewer and Rates \$3000 approx per Annum

**Jordan Robards 0411 529 288**

Sales Associate | [jm.robards@ljhooker.com.au](mailto:jm.robards@ljhooker.com.au)

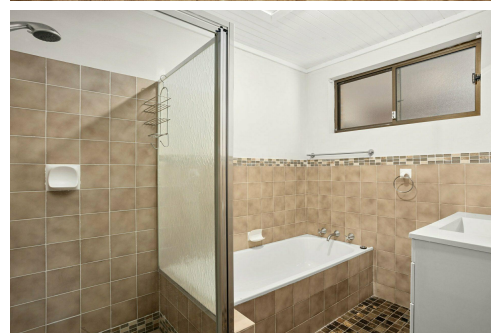
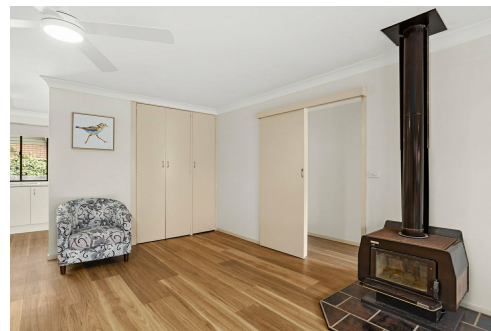
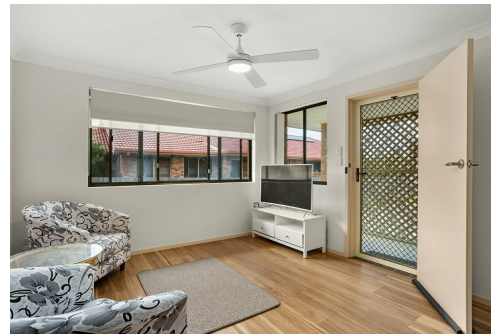
**Josh Robards 0432 152 706**

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

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

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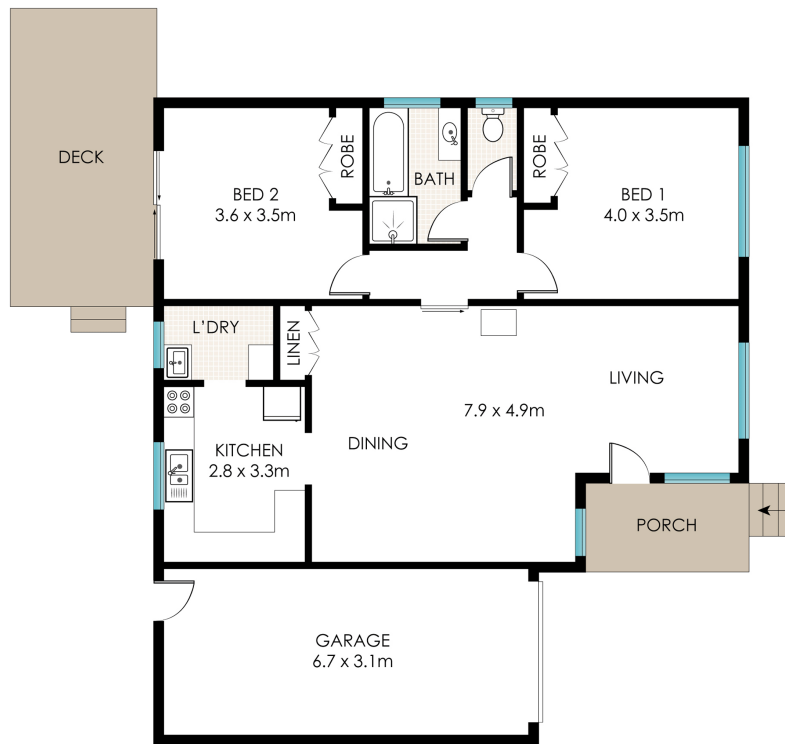
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**2/25 CLERKE STREET, OLD BAR**

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



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