



## Old Bar, 3/32 Lewis Street

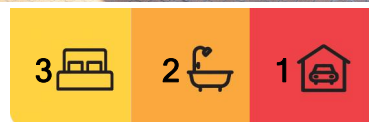
### BEACHFRONT PARADISE ON A BUDGET

Dreaming of that beachside location to live or to holiday? This immaculate ground level three bedroom unit will definitely spark your interest. Wake up to the dolphins frolicking and the soothing sounds of rolling waves on the shoreline. What better way to start the day, walk less than 100m\* and you can dig your toes in the sand, go for a fish, surf or just soak up the sun. This is an amazing opportunity to live the lotto life on a budget.

- \* Three bedrooms with built in robes, ceiling fans and the master has ensuite
- \* Unbelievable views of the ocean
- \* Good sized kitchen with plenty of space, dishwasher and electric cooktop/oven
- \* Open plan living/dining areas
- \* Potential to use yourself short term and also get an income when you aren't
- \* All outside maintenance and lawns are looked after so you can just enjoy
- \* Resort style pool, games and BBQ areas
- \* Single lock up garage



**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**  
\$500,000 - \$550,000

**View**  
[ljhooker.com.au/N9MF6X](http://ljhooker.com.au/N9MF6X)

C O N T A C T

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

\* Currently leased until 6/2/25 for \$600/week

\* Strata Fees - \$2959 Per Quarter

\* Council Rates - \$2174 Per Year

You can keep dreaming of an opportunity like this or you can pick up the phone and call our office today on 6553 7133 or Josh on 0432 152 706.

So, why Old Bar?

Escape to the picturesque coastal haven of Old Bar, where the serene beauty of nature meets the charm of a tight-knit community of approximately 4,500 people. Nestled along the stunning Mid North Coast, Old Bar is not just a destination; it is a way of life. Here are the top reasons why Old Bar is the perfect place to call home:

**Beachfront Paradise:** Imagine waking up to the soothing sound of ocean waves every day. Old Bar boasts pristine, uncrowded beaches perfect for surfing, swimming, or simply strolling along the shoreline.

**Natural Wonders:** Surround yourself with breathtaking natural beauty. Explore the nearby Manning Valley's lush rainforests, scenic rivers, and national parks offering endless outdoor adventures.

**Community Spirit:** Old Bar is renowned for its friendly and welcoming community. Neighbours become friends, and you will quickly find yourself immersed in local events and activities.

**Family-Friendly:** A safe and peaceful environment makes Old Bar ideal for families. Quality schools, parks, and recreational facilities ensure a vibrant upbringing for your children.

**Cafes and Dining:** Savor delicious cuisine and locally roasted coffee at charming cafes and restaurants. Enjoy the laid-back coastal lifestyle while indulging in culinary delights.

**Sports and Leisure:** Whether you are a footy fan, a fishing fanatic, enjoy surfing or a lover of water sports, Old Bar offers a diverse range of recreational activities to keep you active and entertained.

**Art and Culture:** Explore the thriving arts scene in the region, with local galleries, markets, and cultural events that celebrate the diversity and creativity of the community.

**Relax and Unwind:** Old Bar encourages you to slow down, de-stress, and enjoy a tranquil existence. It is the perfect place to retire or escape the hustle and bustle of city life.

**Affordability:** Real estate in Old Bar offers excellent value for your money, making it accessible to a wide range of budgets.

**Gateway to Adventure:** With easy access to surrounding attractions like Taree, Forster, and Port Macquarie, Old Bar serves as a central hub for exploring the wonders of the Mid North Coast.

**Growth Potential:** Old Bar is the seat of many upcoming residential developments including



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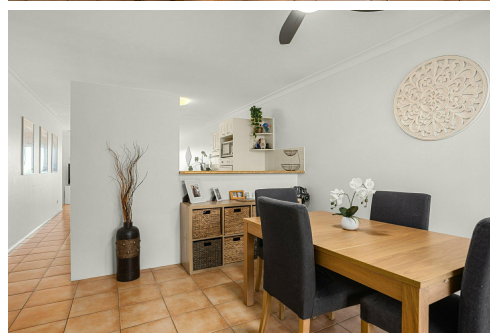
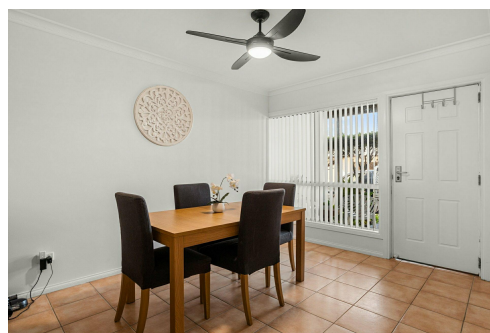
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the Riverside Estate, Emerald Fields Estate, Medowie Estate, and a proposed beachfront gated community with golf course and several hundred residences. An upcoming daycare centre to accommodate up to 150 children, an upcoming luxury commercial development in the town centre with restaurants and rooftop housing, along with a newly constructed ambulance station in 2023 show the growth experienced to date.

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\*Approximate distances



## More About this Property

<b>Property ID</b>	N9MF6X
<b>Property Type</b>	Unit
<b>Including</b>	Council Water Sewer & Rates \$2174 approx per Annum

**Josh Robards 0432 152 706**

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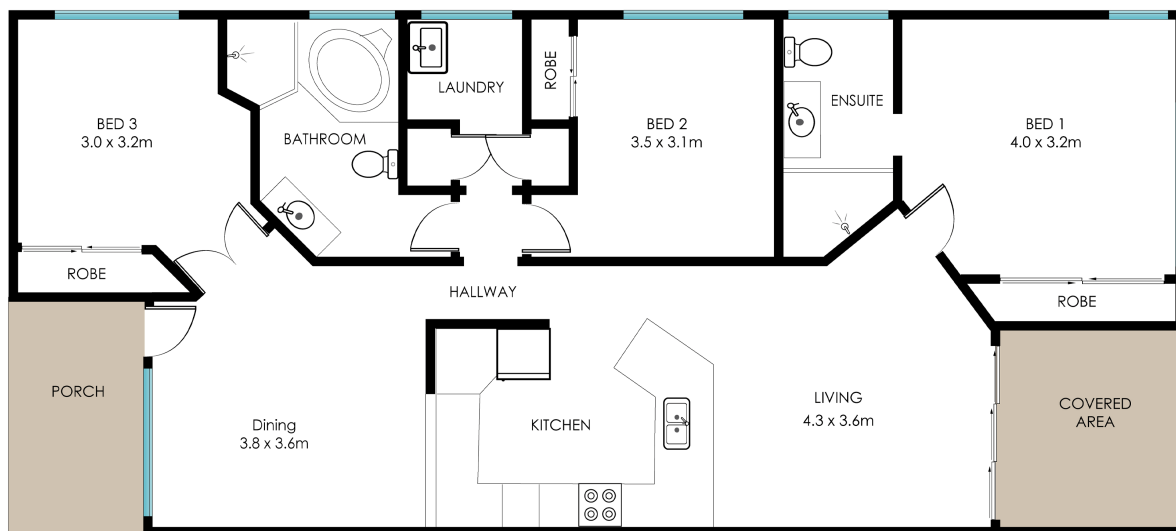
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### 3/32 LEWIS STREET, OLD BAR

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



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