



## Old Bar, 3/39-41 Old Bar Road

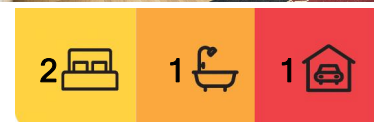
### CONVENIENT AND CENTRAL INVESTMENT

This two bedroom centrally located unit in a strata titled complex is handy to almost everything. A short 700m\* walk to Old Bar Beach. Cafes, restaurants, Coles and medical facilities are within 200m\*. Not only a prime location, this unit will make an ideal investment with a tenant already in lease. All you have to do is buy, set and pretty much forget. Although, if you are looking to move in once the lease is up, forget about the lawns and gardens as that is taken care of and enjoy the swimming pool, a cold drink at the Club 250m\* away and the laid back lifestyle Old Bar has to offer.

- Tenant in lease paying \$320/week
- 2 Large bedrooms
- Open plan kitchen and living areas that are airconditioned
- Kitchen has ample storage and electric cooking appliances
- Bathroom has shower and separate toilet plus internal laundry
- Single carport attached to the unit



**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**  
\$319,000 - \$339,000

**View**  
By Appointment

**Contact**  
**Josh Robards**  
0432 152 706  
j.robards@ljhooker.com.au

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

Get in quick on this convenient and central unit before someone else snaps it up. We think this would be an ideal first investment or to add to your current portfolio. Call Josh Robards on 0432 152 706 to find out more!!

\* Approximate distances

Disclaimer: Some photos were taken before current tenant occupied the unit. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	NADF6X
<b>Property Type</b>	Unit
<b>Including</b>	Council Water Sewer & Rates \$2913 approx per Annum

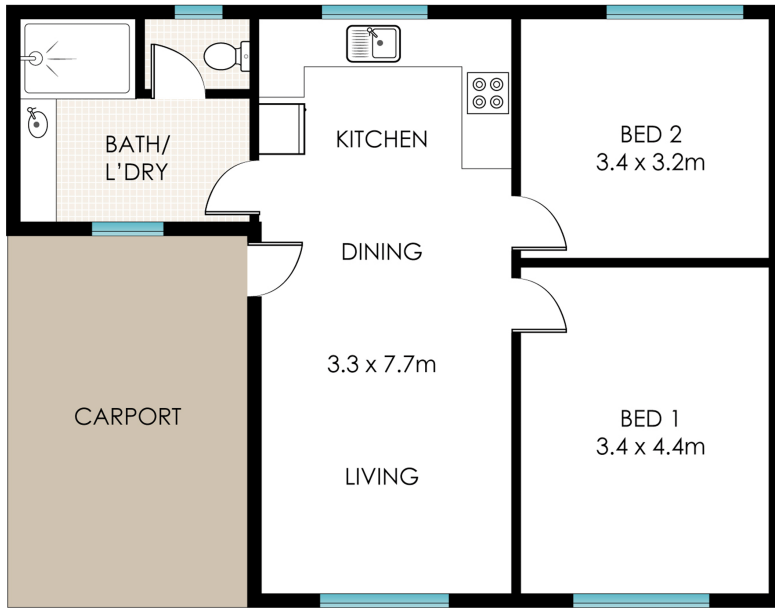
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**3/39-41 OLD BAR ROAD, OLD BAR**

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



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