

Unit 1/96 Waterman Street, Old Bar

Coastal Comfort in Old Bar

Positioned moments from the heart of Old Bar, this well-maintained brick and tile duplex presents an outstanding opportunity for investors, first home buyers, and those seeking a relaxed coastal lifestyle. Offering comfort, convenience, and future potential, this charming property provides an affordable entry into one of the Mid North Coast's most sought-after, seaside communities.

Renowned for its pristine beaches, welcoming community atmosphere, and laid-back lifestyle, Old Bar offers the perfect blend of coastal charm and everyday convenience. Enjoy morning walks along the shoreline, coffee at a local cafe, and easy access to shops, medical facilities, clubs, and parks, all while being only a short drive from Taree. It's easy to see why so many buyers are choosing to call Old Bar home.

Inside, beautiful timber flooring flows throughout the home, creating a warm and inviting feel, while timber-framed windows add character and charm. The practical floor plan comprises two comfortable bedrooms, including a main bedroom complete with a built-in robe.

The centrally located bathroom is tiled and features a shower, bathtub, vanity, and toilet, while the functional kitchen offers ample

2 1 1

FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.



storage, a freestanding oven and cooktop. A tiled laundry with sink, internal access to the single lock-up garage, and direct outdoor access further enhance the home's practicality.

Outside, a large, private, fully-fenced backyard provides plenty of room for children and pets to play, space for a thriving garden, or simply a peaceful setting to relax and enjoy the view of the beautiful reserve bordering the fence.

Currently leased at \$360 per week until 7 January 2027, the property offers a secure income stream from day one. With an estimated future rental return of approximately \$480 per week, it also presents an excellent opportunity for investors to maximise their returns and capitalise on strong rental demand within the area.

Combining low-maintenance living with lifestyle appeal and investment potential, this neat and tidy duplex is an opportunity ready to be snapped up.

For more information or to arrange an inspection, contact Sacha Fraser on 0431 183 617 or Jade Hush on 0481 764 063.

Disclaimer: All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

MORE DETAILS

Property ID	1RYRF7G
Property Type	Unit
Including	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

Sacha Fraser 0431 183 617

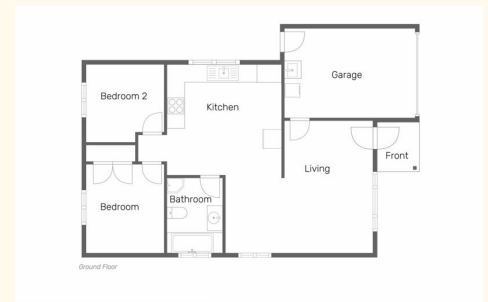
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