

**82 Waterman Street, Old Bar, NSW 2430**

**House For Sale**

Thursday, 13 June 2024

82 Waterman Street, Old Bar, NSW 2430

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 774 m2**

**Type: House**



Vicki Walker  
0400253485

**\$749,000**

Conveniently located in a pleasant tree-lined street, In the seaside village of Old Bar. This generous North facing open plan design features sunny front verandah, 2 living spaces, 4 generous bedrooms, 2 bathrooms and 3 toilets, 1.5 car garage with internal access, double carport, plenty of space to park the boat and van and walking distance to beach and many amenities on a 774sqm block. The spacious sunken living area with high raked ceilings, is warm and inviting, flooded with natural light and adjoins the formal dining room. If you don't require a formal dining space this can be extended living area as there is also an informal dining area or family room adjoining the kitchen. The living area has reverse cycle air conditioning and gas port for heating. The hardwood timber kitchen is in excellent condition, features a practical layout with good sized corner pantry, plenty of cupboard and bench space, dishwasher, electric hotplates and wall oven. All 4 bedrooms are of generous proportions, all with built-in robes and the Master suite complete with air conditioning, walk-in robe and ensuite. Large main bathroom with shower & bath and 2 separate toilets. Other features include: 2 split system air-conditioning & ceiling fans - 2 Gas bayonet ports for heating in lounge & sitting rooms - North-facing covered verandah. - vehicle side access. - 1.5 car garage with internal access - Double carport - Garden shed - 6.6kw solar system - 3 panels for solar hot water & 22 panels for electricity - Fully fenced rear yard for children and pets - Generous 774sqm block This lovely family home provides a fantastic opportunity in a superb location, whether it be a great family home, investment property or first home buyer. Positioned close to beach and all amenities including schools, supermarket, shops, post office, medical facilities, restaurants, cafes and more. Within walking distance to Old Bar Club, an approx 10 minute walk to the local supermarket and shops, and approximately a pleasant 12 minute walk via a walking track (reserve) at the rear of the property to the beach. Here is a wonderful chance for the astute buyer to secure a very complete property that is close to all amenities The home should achieve approx \$650 to \$680 weekly rental. Situated on a large 774 m2 block, offering vehicle side access, with space for a boat, trailer or caravan, in a wonderful seaside location. Don't hesitate to call Vicki Walker today on 0400 253 485 to arrange your inspection. Note: The information we have obtained are from sources we believe to be reliable. However, we can not guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.