

**25 Bryan St, Old Bar, NSW, 2430**



**House For Sale**

Monday, 4 November 2024

25 Bryan St, Old Bar, NSW, 2430

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Rare Opportunity - Strong Rental Yield

Short stroll to supermarket, bowling club, cafes, bakery and more. Only approx. 800mt from the local beach and surf club. This versatile property presents an exceptional opportunity for investors, extended families, or first-time homebuyers. With the added benefit of a well-appointed 2-bedroom studio, this residence has an array of uses. Combined rental income is a healthy \$890.00 per week.

### Property Features:

#### Main House:

Three Bedrooms: The main house is a neat and tidy 3-bedroom home, each featuring ceiling fans and built-in robes.

#### Tassie Oak Kitchen:

The spacious kitchen with quality cabinetry and stone benchtops is perfect for culinary enthusiasts. Its practical layout makes cooking and entertaining a joy, whether hosting family dinners or casual gatherings.

#### Outdoor Spaces:

Enjoy a tiled verandah at the front, ideal for sipping morning coffee or unwinding with a book in the afternoon sun. The covered alfresco area in the backyard provides an excellent space for barbecues, family gatherings, or simply enjoying the outdoors year-round.

#### Studio:

Complete with two bedrooms, bathroom, kitchenette, and combined lounge/dining room, the studio is designed for comfort and functionality. This space is perfect for those seeking independence or extra living quarters without sacrificing privacy.

#### Additional Highlights:

Prime Location: Centrally located, the property is within walking distance to a variety of local shops, cafes, and essential services, making it incredibly convenient for everyday living and leisure activities.

#### Low Maintenance Living:

With all the hard work already done, this property is designed for minimal upkeep, allowing you to enjoy your new home or investment without the hassle of major renovations or repairs.

#### Lifestyle Appeal:

Old Bar is known for its friendly community atmosphere, beautiful beaches, and array of recreational activities, from surfing to fishing, making it an ideal spot for families or those looking to enjoy a laid-back coastal lifestyle.

This property truly offers the best of both worlds—live in the main house while generating rental income from the studio or use it as a spacious family home with the flexibility to accommodate guests or extended family. Opportunities like this are rare, so don't miss your chance.

Call the sales team today to arrange your private inspection and explore everything this exceptional property has to offer. This is not just a house; it's a lifestyle waiting for you to make it your own!

#### Disclaimer:

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