

## Catalina, 19 Riverview Crescent

Build your very own 'Coast Home'... Views to the Mountains and Golf Course !

When location is the key! Only 3 minutes to Corrigans dog friendly beach, parklands, library, local sports fields and Catalina Country Club with it's 27 hole Championship golf course, bus stop at the end of the street and only 3.6klms to town.

Mostly cleared, elevated 601m2 in size (approximately 15mtr frontage) with all town connections available at the front of the block.

Perfect for a split level or dual living home (STCA), create the ideal investment property, live upstairs and rent out downstairs or just build a comfortable home with a stunning outlook towards the mountains and golf course (possibly even a glimpse of the water if position on the block allows it).



LAND 601 m<sup>2</sup>

**For Sale**

\$335,000

**Contact**

**Karen Van Der Stelt**

0413 221 504

[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

**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.



Approximately 6mins to Batemans Bay shopping and cafe precinct, marina and foreshores. 2hrs to Canberra and around 3.5hrs to Sydney. Land like this is 'Rare as Hen's teeth' and well worth a drive by for a look.

Council Rates: \$2,376.12/yr

## More About this Property

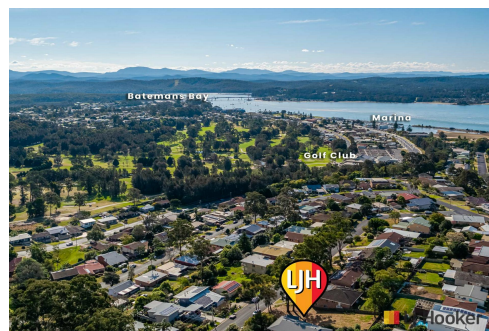
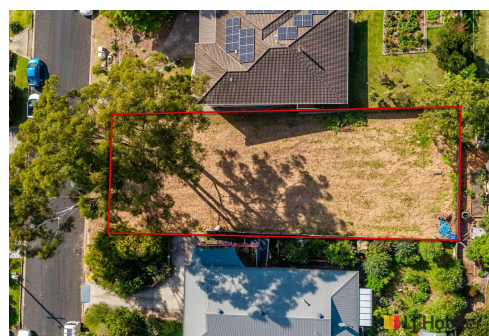
<b>Property ID</b>	10VYF8F
<b>Property Type</b>	Residential
<b>Land Area</b>	601 m <sup>2</sup>

### Karen Van Der Stelt

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

### LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

**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.