



Batemans Bay, 19A Catlin Avenue

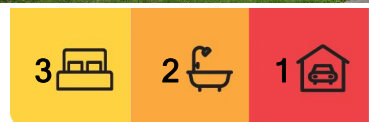
Dual income opportunity.....all within 320m to the boat ramp !

Welcome to 19A Catlin Avenue, Batemans Bay. This versatile executive townhouse offers an incredible lifestyle and investment opportunity with self-contained accommodation downstairs.

Upstairs features two spacious bedrooms both with BIR's, open-plan living with reverse cycle A/C, ceiling fan, a modern kitchen with breakfast bar, and two private balconies to sit, relax and listen to the waves. There is also a European laundry for added convenience.

Downstairs you will find a large studio apartment with living room, kitchen, private ensuite and plenty of storage space. The separate entrance is perfect for rental income or a guest suite there is a patio area and direct access to the fully fenced rear yard and 3,000ltr water tank.

The large lock-up garage is generous in height and width to accommodate a boat, multiple cars, or extra storage-perfect for those who love boating and need secure parking space.



For Sale
\$779,000

View
By Appointment

Contact
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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.

Prime Location:

350m to the Beach: Enjoy the water, sand, and stunning sunsets within a short stroll.
320m to the Boat Ramp: Easy access for boating, fishing, and water sports enthusiasts.
300m to Sports Ovals, TAFE, and Library: Convenience for families, students, and active lifestyles.

Holiday Let Appraisal:

Peak Season - \$2,905/wk
High Season - \$2,170/wk
Mid Season - \$1,820/wk
Low Season - \$1,400/wk

Permanent Rental Appraisal : \$600-\$655/wk

Council Rates: \$2,756/yr

Only 3mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. This property is ideal for investors seeking dual-income potential or homeowners looking to capitalize on a prime location close to key amenities.

An excellent opportunity for dual-income or a coastal lifestyle with ample space for vehicles and recreational gear!

More About this Property

Property ID	12C9F8F
Property Type	House
Land Area	556 m2

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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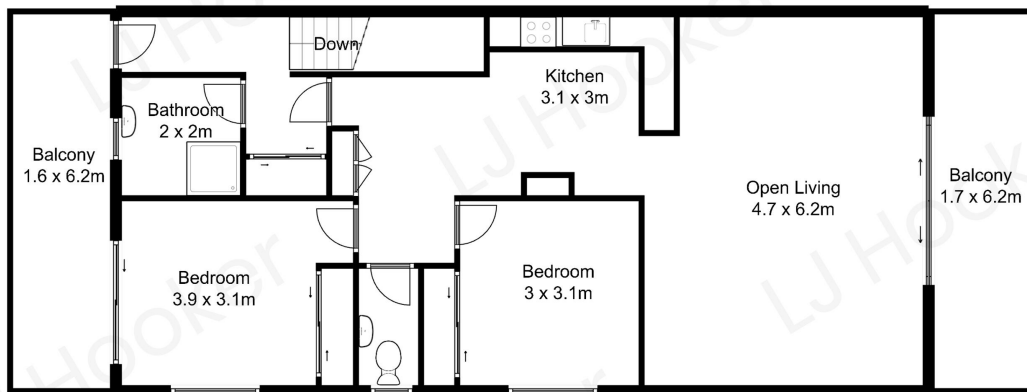
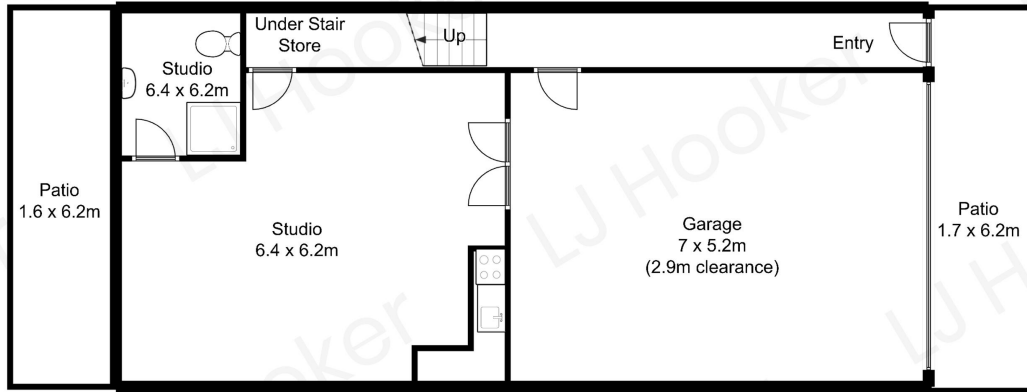


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Approximate floor area
226 square metres

Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

