



1 Heron Road, Catalina




This Home Is Right on Par - Golf Anyone?

Perfectly positioned just minutes from the Catalina Country Club and its renowned 27-hole Championship Golf Course, this inviting 3 bedroom single level home offers a lifestyle so close you can almost hear the gentle hum of the buggies.

Set on a easy maintenance 475 sqm block, the property features an expansive sundeck ideal for entertaining family and friends or simply relaxing and taking it all in with your morning coffee. Inside, the light filled living room with reverse cycle A/C provides year round comfort, complemented by a separate dining room and a well appointed kitchen with electric appliances at the heart of the home.

Two of the three bedrooms include built-in robes, with the main bathroom conveniently positioned nearby. A second bathroom is located off the laundry for added practicality. Parking is a breeze with a double lock-up garage plus ample driveway space for additional vehicles.

Currently leased to a wonderful tenant at \$500/week until 5 December 2025 (who would love to stay on if possible). Please note: a minimum of 48 hours' notice is required for all inspections.

3  2  2 

FOR SALE
\$695,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Rental appraisal: \$550-\$580/wk
Council rates: \$2,897/yr

All this, just 4 minutes to Batemans Bay's vibrant shopping and café precinct, marina, and foreshore, within 5mins to the local high school, primary school and private school, approximately 1.5km to pet-friendly Corrigans Beach, 2 hours to Canberra and around 3.5 hours to Sydney.

A terrific opportunity for investors, downsizers or those seeking a relaxed coastal lifestyle close to one of the South Coast's premier destinations.

MORE DETAILS

Property ID	12Q8F8F
Property Type	House
Land Area	475 m2

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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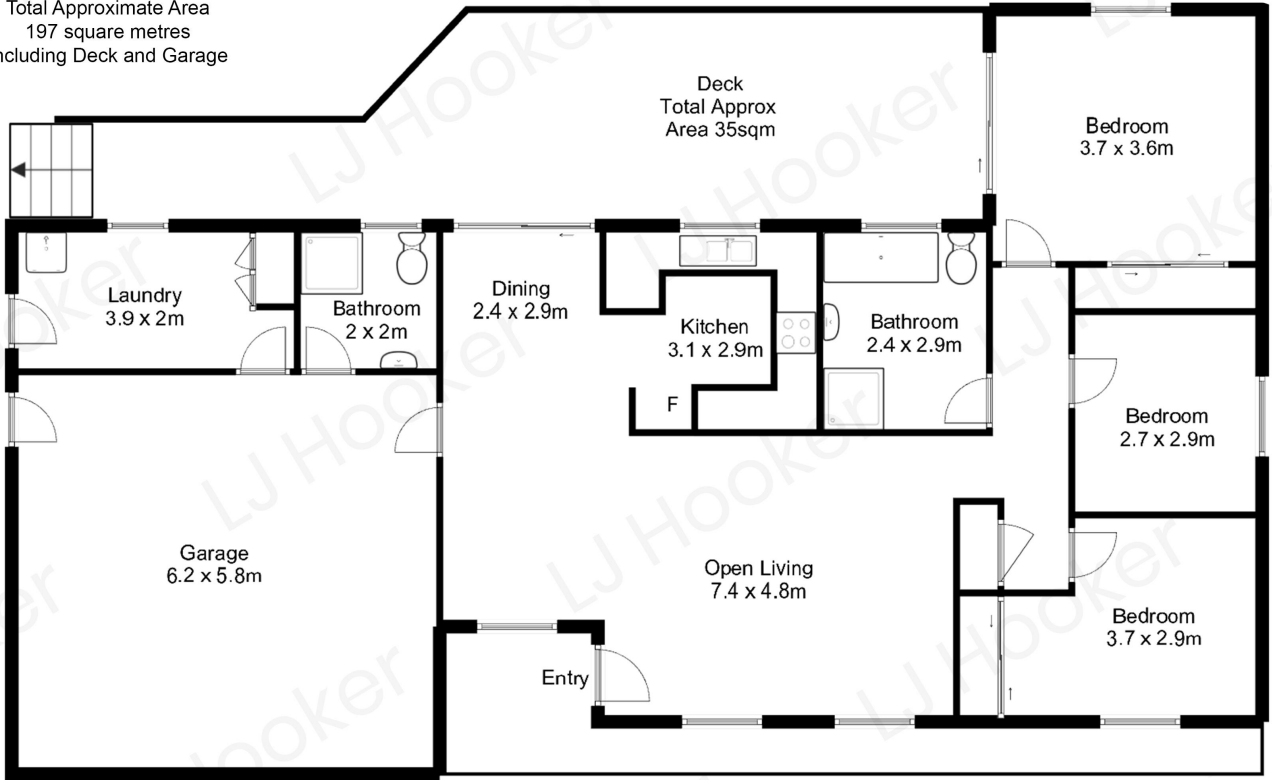
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Total Approximate Area
197 square metres
Including Deck and Garage



All measurements are approximate and are intended as a guide only

