



107 Vista Avenue, Catalina

THE ENTERTAINER

Set at the high point of Vista Avenue, with an ocean vista through the reserve behind, is this well-presented 3-bedroom, 2-bathroom, 2-car home, with full brick downstairs and brick veneer upstairs.

The home has been set up with easy-care entertaining in mind. The open-plan kitchen and living area features modern raked ceilings, an integrated wood burner and R/C air for all-year comfort, then opens straight out to an oversized covered deck where you can take in the outlook and enjoy the welcoming sea breeze through summer. With clever use of privacy screens to the side, it creates a relaxed and private space to entertain or simply unwind.

The kitchen is well set up for when family and friends call in, featuring an integrated two-door dishwasher, Technika multi-function oven and induction cooktop, making it easy to put on the banquet while still being part of the conversation.

The main bedroom is located off the living area, along with the second bedroom, which also works well as an office or extra living space if required. The main bathroom includes a walk-in shower and double vanity.

The generous double garage has internal access and a motorised

3 2 2

FOR SALE

\$880,000 - \$930,000

VIEW

By Appointment

AGENTS

Rob Routledge

0414 235 976

rroutledge.batemansbay@ljhooker.com.au

AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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.



panel-lift door. Downstairs, the third bedroom has its own ensuite, making it perfect for guests, extended family or anyone wanting a little extra separation. There is also an oversized laundry with plenty of storage, and this level opens out to a second deck area, similar in size to the first. Even from here, there are pleasant vistas out to the east.

There is also great underfloor access with lighting, which has been set up with the wine lover in mind and provides a temperate storage area with plenty of potential.

It's only a short drive to the local beaches, Batemans Bay CBD, the regional boat ramp and the well-regarded Catalina Golf Club. The backyard is fenced, the hard work's been done, and the home is ready for you to settle in, enjoy the space and make the most of the coastal lifestyle.

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID	12YJF8F
Property Type	House
Land Area	641 m2
Including	Air Conditioning
	Toilets (1)
	Fire Place
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Rob Routledge 0414 235 976

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

