



Catalina, 13 Vista Avenue

Modern Home with Golf Course Views !

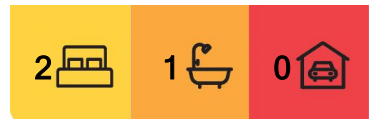
Welcome to 13 Vista Avenue, Catalina this modern 2 bedroom home is a stylish blend of comfort and functionality, perfectly designed for those seeking a cozy yet contemporary living space.

The home features an open-concept living, dining, and kitchen area that maximizes space and natural light, creating an inviting atmosphere. Both bedrooms offer spacious layouts the large windows in each room allow plenty of natural light and share a 2-way combined laundry/bathroom design which maximizes utility without compromising on style. It includes modern fixtures and a seamless space for both laundry needs and daily routines.

Enjoy the outdoors from either of the two decks, an undercover front deck for greeting guests with partial views over the Catalina Country Club 27-hole championship golf course and another deck off the rear of the 563m2 block perfect for relaxing, dining, or entertaining.



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.



For Sale
\$569,000

View
ljhooker.com.au/12CSF8F

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The home features sleek, modern finishes, including stainless steel appliances, stone bench tops in the kitchen and nice flooring, making it a turnkey option for those looking to move in right away. Ideal for a couple, small family, those looking for a holiday home, investment property or anyone seeking a tranquil yet modern home environment with a touch of nature from the nearby golf course.

* Previously tenanted fully furnished for \$450/wk

* Council rates: \$2,804/yr

Approximately 4 mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney.

Call for an inspection at your earliest convenience!

More About this Property

Property ID	12CSF8F
Property Type	House
Land Area	556 m2

Karen Van Der Stelt 0413 221 504

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

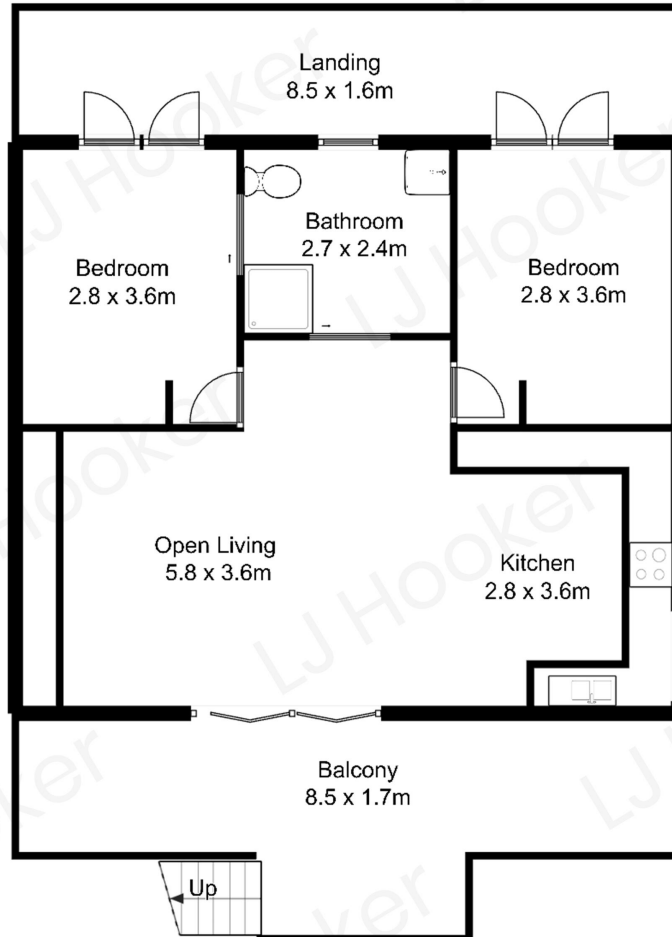
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All measurements are approximate and are intended as a guide only