



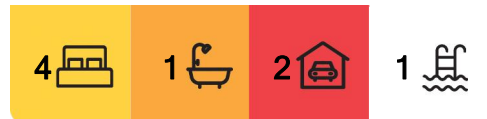
## Catalina, 3 Catalina Drive

### THE ENTERTAINER!

If reasonably priced outdoor living is on the agenda, this home might just be the one.

Out the back the focus is on the pool and surrounding deck, just the ticket for summer fun. On the same level as the pool is a decent sized room that I call a fourth bedroom but could just as easily be used as a games entertainment room leading off the pool area, just depends if you need 3 or 4 bedrooms. The driveway on the right hand side of the house leads to a carport to a lockup garage /workshop. Out the front is a retained level parking area for your boat/van or extra vehicles.

The yard is fully fenced with the pool area having a separate fenced area for compliance. The main part of the home is on one level having three more bedrooms, two with built-in robes. There is a spa with a shower in the bathroom with a good-sized laundry next to it. The main living area leads off to a rear covered patio type deck perfect for the indoor/ outdoor relaxed living option. Being a no through road the street is quiet and not far from



**For Sale**  
\$650,000

**View**  
Sat 15th Mar @ 11:00AM - 11:30AM

**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.



Batehaven or Batemans Bay shops, clubs and restaurants.

If you are a downsizer, first home buyer or just looking for that holiday home on the coast, this home is worth a look.

Rates: \$3,232.10/year

## More About this Property

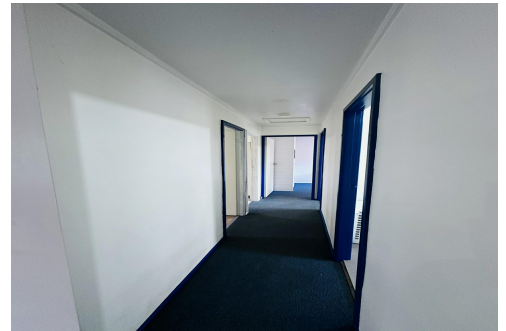
<b>Property ID</b>	12B0F8F
<b>Property Type</b>	House
<b>Land Area</b>	579 m <sup>2</sup>
<b>Including</b>	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Fully Fenced

### Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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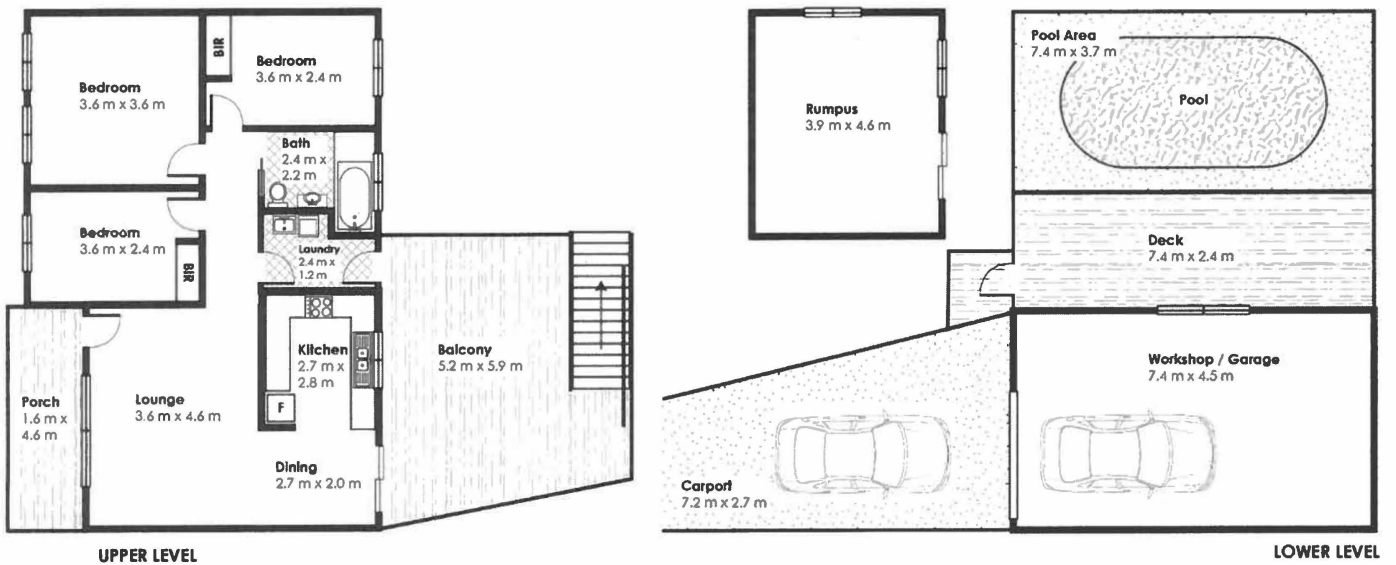
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
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### 3 Catalina Drive, Catalina



Disclaimer: Whilst the utmost care has been taken to document the measurements of this property, all dimensions are approximate only, and should not be relied upon for accuracy. All parties should verify and rely upon their own enquiries for accuracy.

