



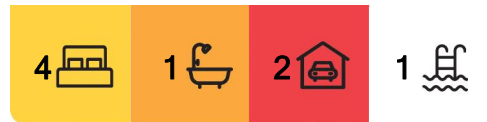
Catalina, 3 Catalina Drive

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
ljhooker.com.au/12B0F8F

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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

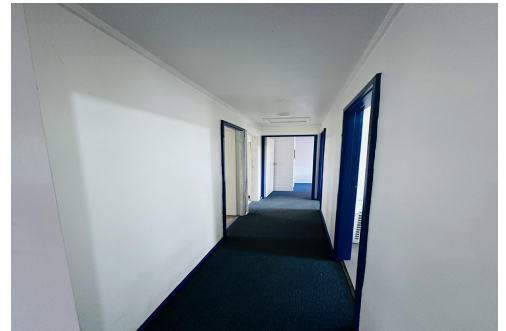
Property ID	12B0F8F
Property Type	House
Land Area	579 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Fully Fenced

Rob Routledge 0414 235 976

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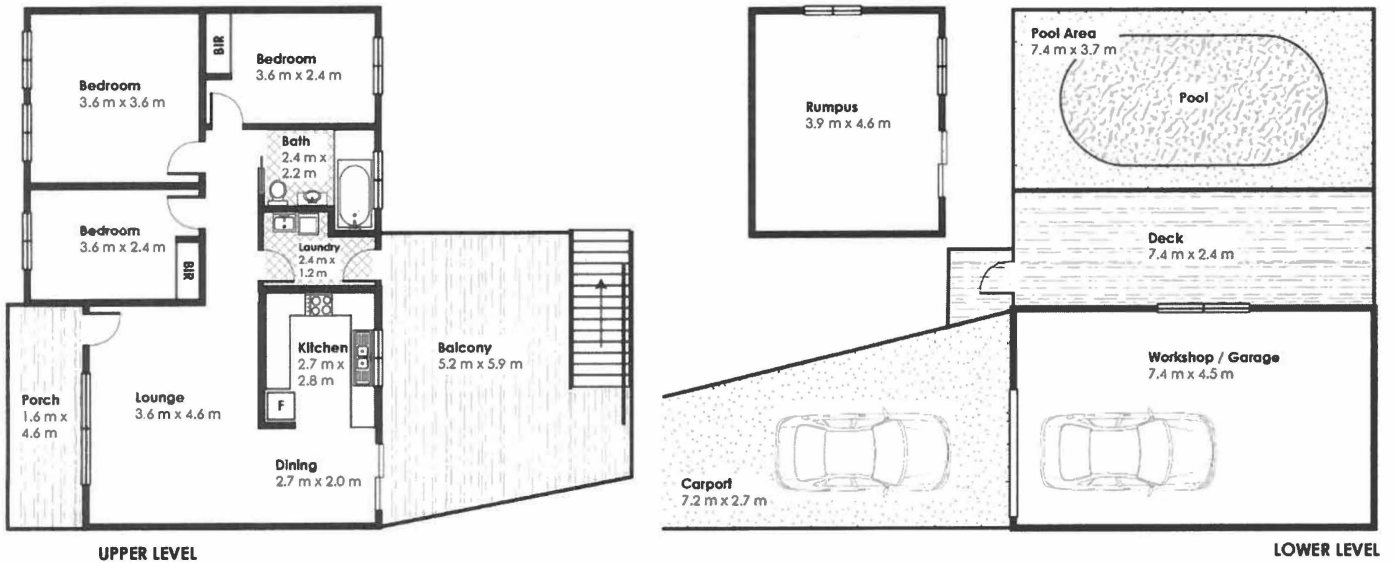
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3 Catalina Drive, Catalina



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.

