



34 Jedel Drive, Catalina

ROOM FOR ALL THE FAMILY

Sitting on just over 1 hectare of land, this expansive 4-bedroom, 2-bathroom plus powder room home with a double garage offers the space and comfort every family dream of. All on one level with no steps, the living is easy as you seamlessly move between the inside and external living.

A generous entry foyer sets the tone, leading through to spacious living areas with three semi-separate spaces. The largest is the open kitchen/dining area - perfect for family meals and entertaining, complemented by a separate family room and a generous lounge, giving everyone their own space to unwind.

From the living and family rooms, the sliding door access opens out to a massive undercover alfresco with a powder room next to a lock-up storage room - great for safe keeping of any entertainment or sporting equipment, for the perfect balance of indoor/outdoor living options.

The foyer in the other direction leads to the bedroom wing with four good-sized bedrooms, all with built-in robes. The master suite includes an ensuite and walk-in robe, while the remaining bedrooms are serviced by a practical three-way bathroom - perfect for busy family mornings. The laundry is spacious and well equipped with storage cupboards.

4  2  2 

FOR SALE
\$1,150,000

AGENTS

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AGENCY

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 **LJ Hooker**

The oversized garage features a wide panel lift door with an electric opener for easy access, and at the side there's a solid brick structure - perfect for extra storage, garden tools, or even a dedicated motorcycle space.

Town water offers water security with a rainwater tank for the garden. The block itself is a standout, offering space for the kids to run, room for a veggie garden, or even an area for a tradie to operate from home with plenty of level ground for equipment and storage. There's even a purpose-built chicken run - perfect for those wanting a touch of self-sufficiency.

Ideally located close to local shops, clubs, commercial areas, and beautiful beaches, this property offers the best of both worlds - privacy, space, and lifestyle, all within easy reach of town.

MORE DETAILS

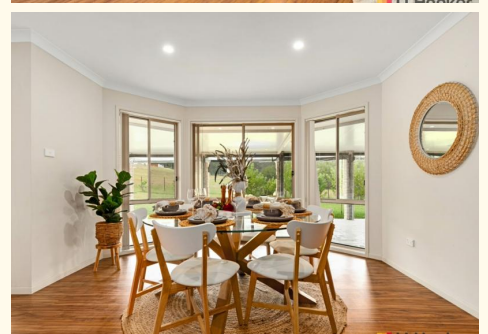
Property ID	12QAF8F
Property Type	House
Land Area	1.04 hectare
Including	Air Conditioning
	Fire Place
	Balcony
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank

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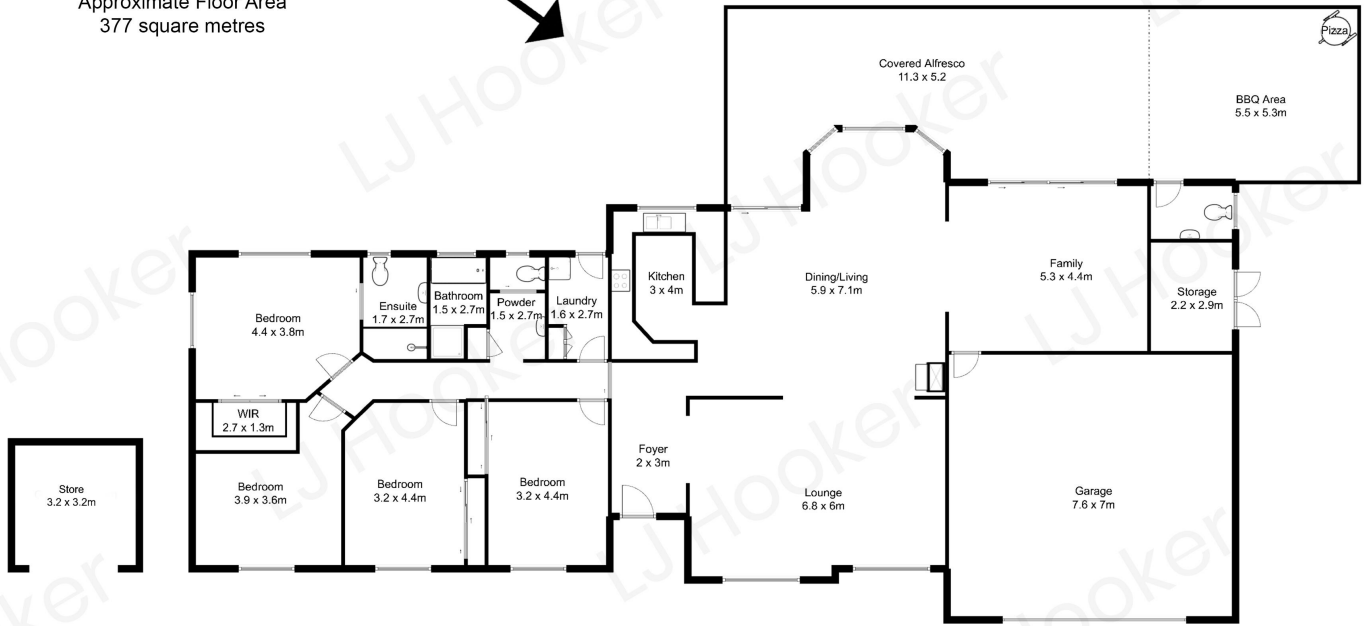
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Approximate Floor Area
377 square metres



All measurements are approximate and are intended as a guide only