

Catalina, 4 Crane Court

Ideal First Home or Investment Opportunity in a Peaceful Cul-de-Sac

Nestled in a quiet cul-de-sac, this spacious split-level home combines comfort, functionality, and a serene natural setting making it the perfect choice for first home buyers or astute investors.

The entry level features four bedrooms and two bathrooms, providing ample space and privacy for the whole family. Step down to a spacious, light-filled open plan kitchen, dining, and living area, complete with reverse cycle air conditioning and beautiful natural timber flooring.

Floor to ceiling glass windows with a door opening out to a large timber deck, ideal for entertaining or simply unwinding as you take in the tranquil, tree-lined reserve at the rear of the 585m² block, offering rare privacy with no rear neighbours. Additional features include a secure lock-up garage with internal access for added convenience.



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.

4

2

1

For Sale
\$695,000

View
Sat 5th Jul @ 11:00AM - 11:30AM

Contact
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay
(02) 4472 6455

Holiday let appraisal:

Peak Season - \$1,400/wk

High Season - \$1,281/wk

Mid Season - \$1,015/wk

Low Season - \$840/wk

Permanent rental appraisal: \$490-\$520/wk

Council rates: \$2,907/yr

Only 6mins to Batemans Bay shopping and café precinct, marina and foreshore 2hrs to Canberra and around 3.5hrs to Sydney. A fantastic opportunity in a sought-after location where comfort meets lifestyle ready for you to move straight in!

Call for an appointment at your earliest convenience.

More About this Property

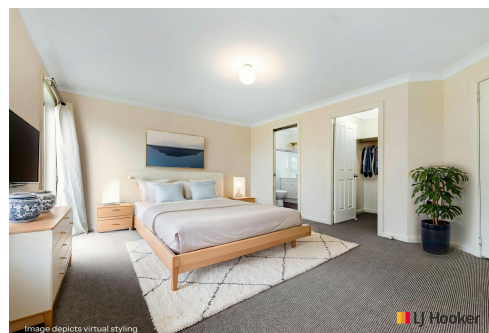
Property ID	1083F8F
Property Type	House
Land Area	585 m2

Karen Van Der Stelt 0413 221 504

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

LJ Hooker Batemans Bay (02) 4472 6455

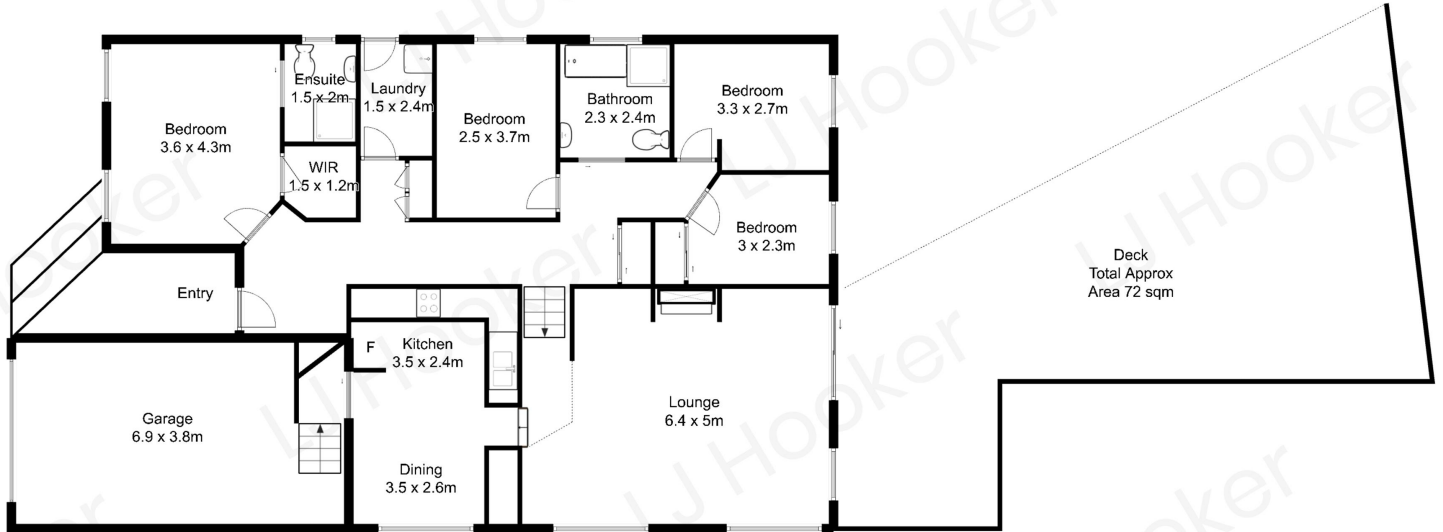
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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.

LJ Hooker Batemans Bay
(02) 4472 6455

Approximate Floor Area
170 square metres
excluding deck



All measurements are approximate and are intended as a guide only

