



4 Gannet Place, Catalina

Invest in your future now!

A nice little return on this 5/6 bedroom home with an absolute multitude of possibilities for the future.

Nestled in a quiet cul-de-sac in Catalina this well built cedar home offers the perfect blend of warmth, space and coastal lifestyle. Boasting 6 bedrooms and 3 bathrooms, this home is ideal for large families, multi generational living or savvy investors seeking dual-living potential.

Currently tenanted on a lease until August this year at \$730 a week, a solid return on a property that is unique with some distant water views and a very quick drive into batemans Bay CBD on the Glenella Road bypass, making it's location perfect for those with school aged kids and workers that work in the bay to stay near by

Upstairs:




3 Bedrooms and study or 6th bedroom, all generous with BIR's- Main with ensuite

Family bathroom with bath and separate toilet

Huge open plan living, dining and kitchen area with stunning vaulted ceilings with exposed beams and loads of light.

Enjoy entertaining on the back deck- an ideal spot for summer BBQs or quiet evenings.

Downstairs -totally separate granny flat with its own entrance

6  3  2 

FOR SALE

1,080,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Malua Bay

(02) 4471 2344

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**

comprising of 2 bedrooms, 1 with an ensuite. Kitchenette and large living and dining area.

Other features include: Reverse cycle air con, ceiling fans, fully fenced back yard

Whether you're seeking a permanent residence, coastal retreat or great investment opportunity this one will tick all the boxes. Rent the whole house, part of the house, while you live or holiday in the other part. Rife with oppotunity.

Private inspection preferred, please contact us to arrange a time.

MORE DETAILS

Property ID	MDF9Z
Property Type	House
Land Area	807.5 m2
Including	Toilets (3)

Karen Herrick 0417 990 014

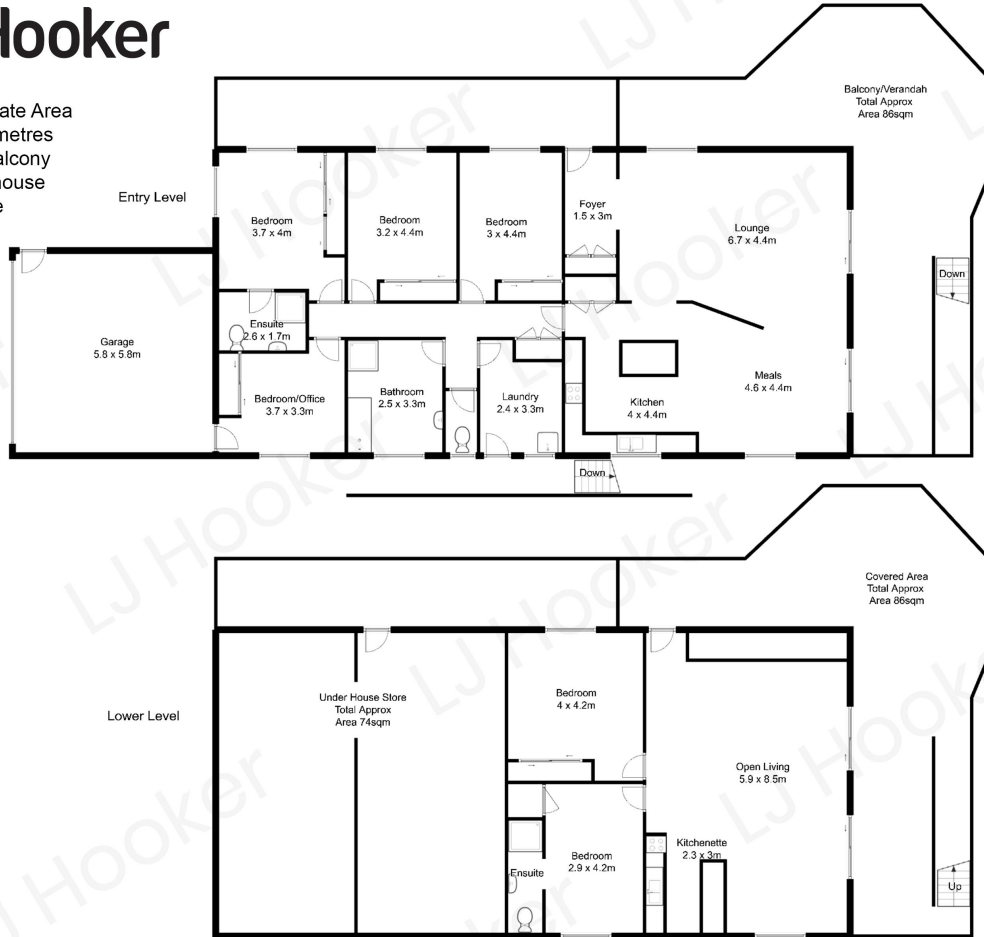
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Total Approximate Area
304 square metres
Excluding balcony
and under house
storage



All measurements are approximate and are intended as a guide only