44 Heron Road, Catalina

Fortune favours the brave!

This is the opportunity of a life time for anyone that knows when a gift horse is up for offer. Perfect for the builder or handy person, put on your tool belt and be prepared to go forward on the future where money could be made.

This property needs work, and there is no hiding that as it has had previous termite damage and the decks need replacing due to wood rot, but that means for the right person this is the steal of a lifetime. This is a massive 6 bedroom 2 bathroom brick and tile home with double garage that is dual occupancy approved. RARE!

Vendors want this moved on and in this current market, you'd be hard pressed buying a flat block of land and building a 3 bedroom new home for the money this will be going for.
This is a golden egg because you technically have 2 homes in one, so you could be living in one while you do the work to the other and then swap...when you're done rent up and down out, or live in one and have an income from the other. Plenty of scenarios to play out.

Going to auction unless sold prior

6 2 2

AUCTION
Sat 21st Nov @ 9:30AM

VIEW
Sat 31st Oct @ 2:00PM - 2:30PM

AGENTS
Karen Herrick
0417 990 014
karen.herrick@ljhooker.com.au

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.

MORE DETAILS

Property ID	MEJF9Z
Property Type	House
Land Area	619 m2
Including	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Fully Fenced

Karen Herrick 0417 990 014
Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent | karen.herrick@ljhooker.com.au

LJ Hooker Malua Bay (02) 4471 2344
Shop 1, 4 Kuppa Avenue, MALUA BAY NSW 2536
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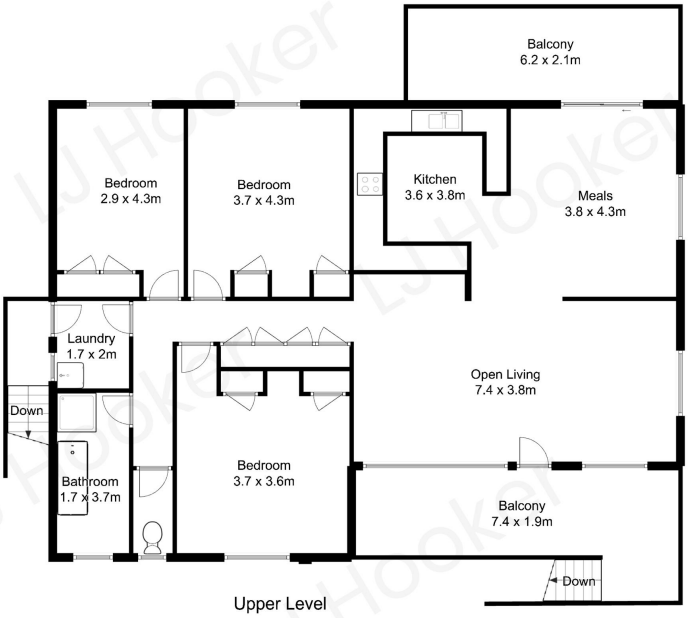
Total Approximate Area
313 square metres

Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

SOUTH coast pix

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