



44 Heron Road, Catalina

Dual Occupancy Approved

Perfect opportunity to live with the family, only not actually with the family! This is 2 x 3-bedroom homes atop each other. The bedrooms are spacious and so are the living areas. There is a large fully fenced yard and a double garage, but no internal access between upstairs and downstairs.

There is plenty of room for 2 families to live happily ever after, only not in each other's pocket.

This would suit so many scenarios: grown kids that aren't ready to leave the nest but need some independence, parents or grandparents that you want to have nearby but not actually live with you, and many multi-generational family options here.

Maybe a situation where you want to rent upstairs and live or holiday downstairs, or vice versa. It gives you many options indeed.

Brick and tile, this is the first time to market for this home. It was built by its current owners and is a regretful sale.

A substantial build that you just couldn't do for this kind of money today. Being in all its original glory, it awaits someone ready to put their own touches on it and give it a new lease of life.

6 2 2

FOR SALE
\$829,000

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.



Only minutes from Batemans Bay and Batehaven, people who enjoy beaches, boats and The Bay will appreciate its proximity to the CBD, marina, boat ramps and the multitude of swimming beaches nearby.

Contact me now to inspect.

MORE DETAILS

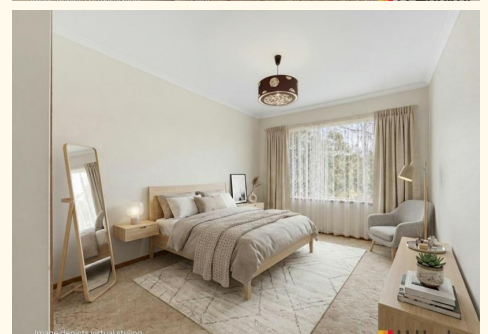
Property ID	MEJF9Z
Property Type	House
Land Area	619 m2
Including	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Fully Fenced

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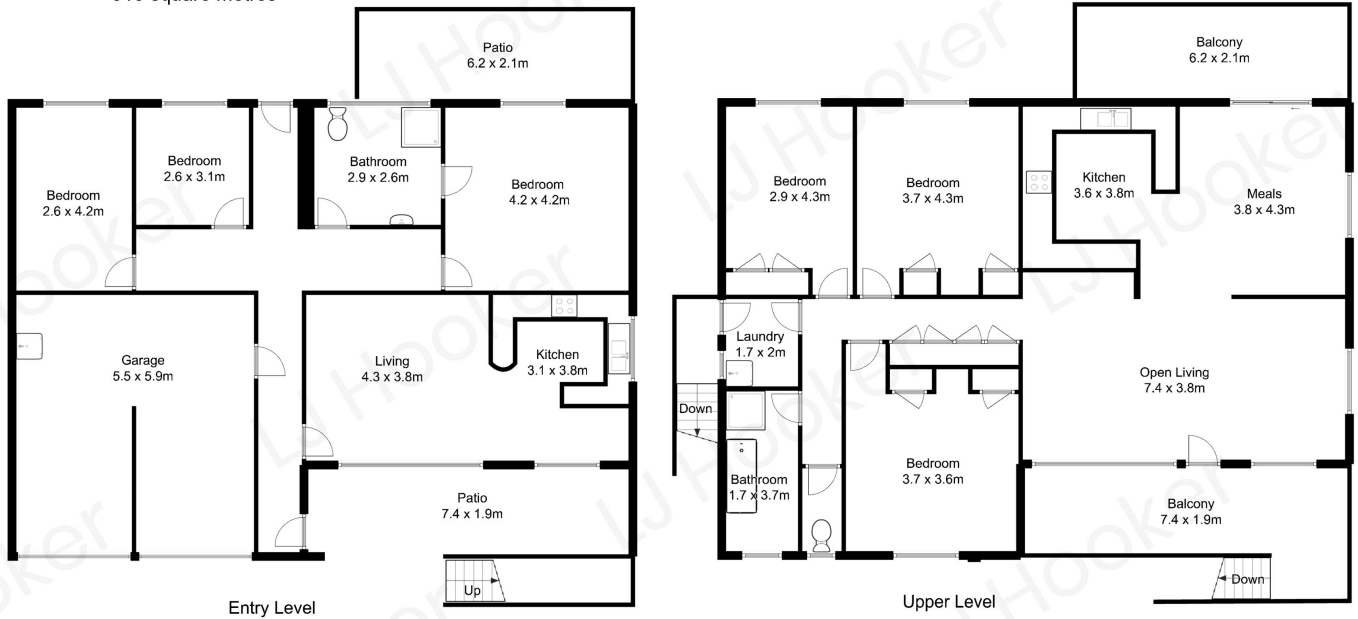
Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent | karen.herrick@ljhooker.com.au

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Total Approximate Area
313 square metres



All measurements are approximate and are intended as a guide only