



44 Heron Road, Catalina

## So many options!

Perfect opportunity to live with the family, only not actually with the family ! This is like 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 others 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, many generation family options here.

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

Brick and tile, this is the first time to market for this home, it was built by it's 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.

Only minutes from Batemans Bay and Batehaven, people that enjoy beaches, boats and The Bay will enjoy it's proximity to the CBD, marina and boat ramps or the multitude of swimming beaches nearby. Contact me now to inspect.

6  2  2 

### FOR SALE

\$899,000

### VIEW

Sat 4th Jul @ 10:00AM - 10:30AM

### AGENTS

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

### AGENCY

LJ Hooker Malua Bay  
(02) 4471 2344

## 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

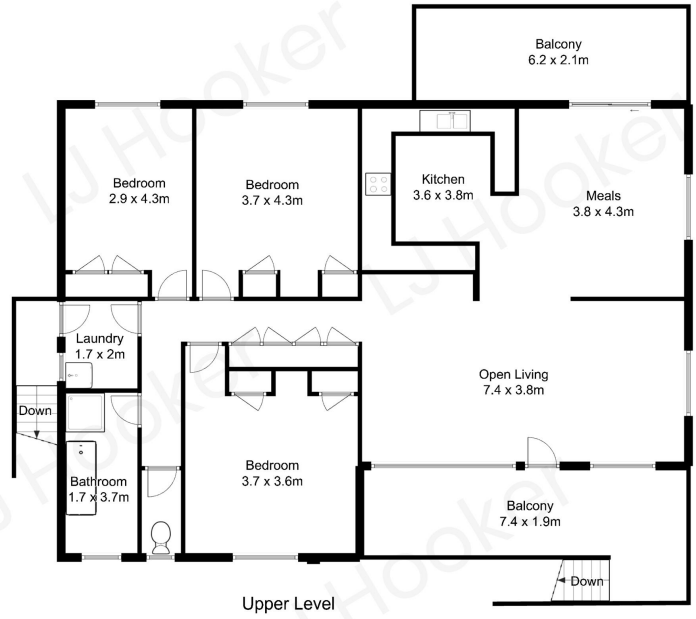
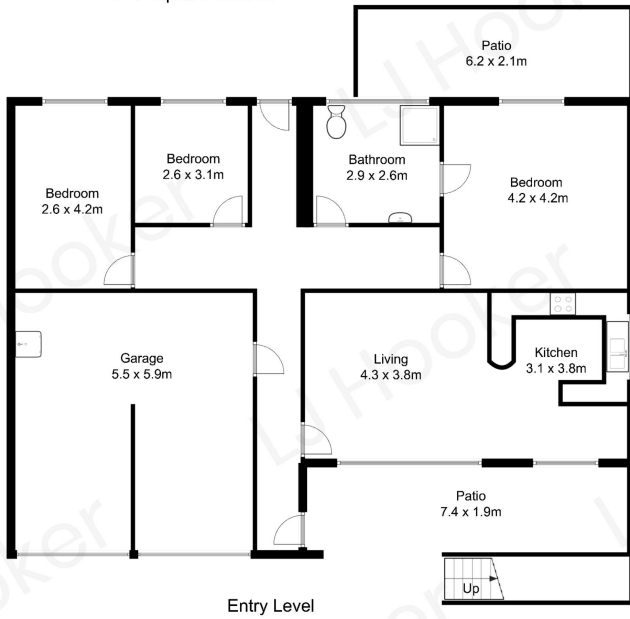
**LJ Hooker Malua Bay (02) 4471 2344**

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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.

Total Approximate Area  
313 square metres



All measurements are approximate and are intended as a guide only