



Catalina, 52 Heron Road

Desirable Price Point!

It won't matter if you are a first home buyer, downsizer or an investor looking to build their portfolio, this tidy property is sure to be of interest.

Sited on a gently sloping block with plenty of open lawn and no overhanging trees to block out your sunshine, as well as having side access to the back yard. The property contains a 6m x 5.8m colourbond garage, great for the tradie or just getting that boat or van out the back it ticks a lot of boxes.

The house itself is all on one level, brick veneer with colourbond roofing featuring 3 oversized bedrooms, an open plan living area with reverse cycle air conditioning. There is also a study area that leads to the bathroom with separate W/C. The large laundry space with room for storage, or the extra fridge/freezer, is on the other side of the home with a landing and stairs leading to the back yard.

3

1

2

For Sale
\$680,000

View
ljhooker.com.au/126NF8F

Contact
Rob Routledge
0414 235 976
rroutledge.batemansbay@ljhooker.com.au



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(02) 4472 6455

Homes in this price range tend to attract attention so book your inspection to see if it works for you.

More About this Property

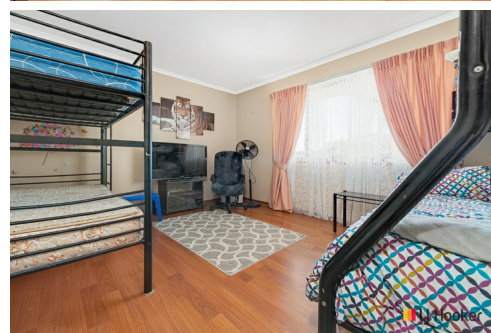
Property ID	126NF8F
Property Type	House
Land Area	619 m ²
Including	Air Conditioning Dishwasher Fully Fenced

Rob Routledge 0414 235 976

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

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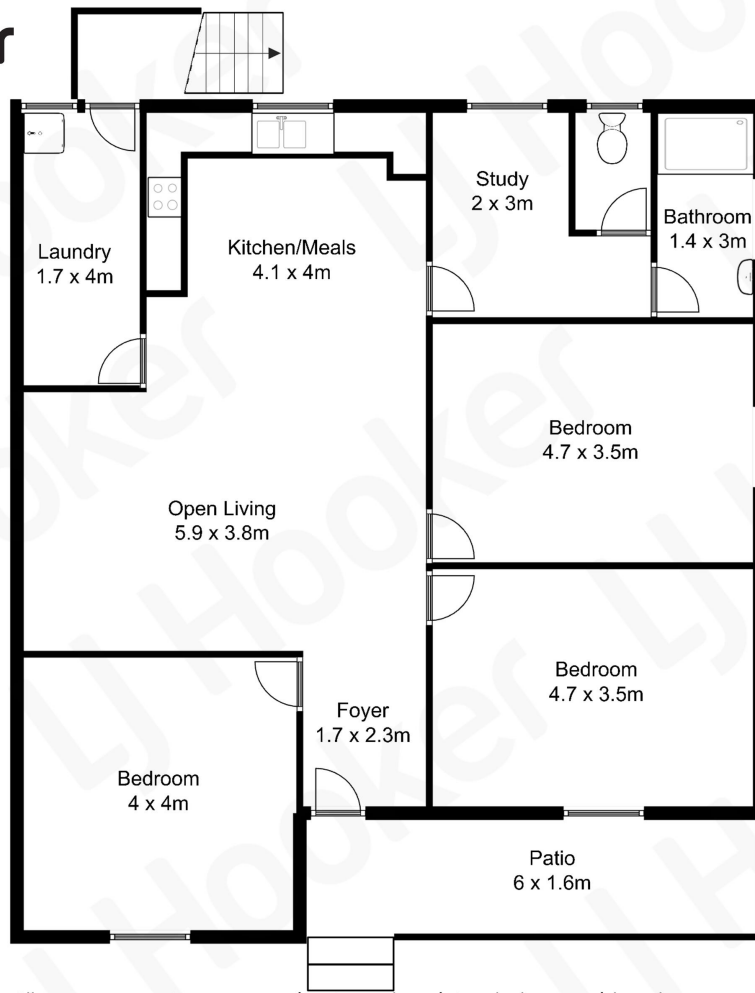
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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Approximate floor area
137 square metres
Property Includes
Garage
6 x 5.8m



All measurements are approximate and are intended as a guide only