

55 Country Club Drive, Catalina

## Comfort, Convenience & Coastal Living

Perfectly positioned in one of Catalina's most convenient pockets, this solid 3-bedroom, 2-bathroom home offers an incredible opportunity for first-home buyers, downsizers or investors seeking low-maintenance living close to everything Batemans Bay has to offer.

The property features three bedrooms, two bathrooms, and a functional floor plan that feels welcoming for everyday living. The interiors offer a blend of natural light and simple, comfortable style, with pleasant water glimpses adding to the coastal feel. It's move-in ready with plenty of scope to update or personalise over time.

The kitchen is neat and practical, and flows easily into the dining and living areas - a layout ideal for relaxed coastal living.

Set on a generous block, the home includes a large, usable backyard, single garage and additional off-street parking, all highly attractive features for renters seeking space and practicality. Brick construction and low-maintenance landscaping make this a true "lock-in and lease" opportunity.

Whether you are entering the market, investing in a high-demand

3 2 1

### FOR SALE

\$749,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

coastal area, or looking for a home with potential to add value, 55 Country Club Drive offers strong lifestyle appeal and practical living in a sought-after position.

Currently tenanted at \$550 per week until 19 June, 2026, with tenants keen to remain, making this a secure investment opportunity with reliable tenants already in place, ensuring steady income from settlement onward.

**Inspection Notice:**  
Minimum 48 hours' notice required for all inspections.

**Council Rates:** \$2,980 per annum

**Disclaimer:** All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice. Some images have been digitally decluttered by removing personal items. Permanent features remain unchanged.

## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 12RYF8F            |
| Property Type | House              |
| Land Area     | 600 m <sup>2</sup> |
| Including     |                    |
|               | Ensuite            |
|               | Balcony            |
|               | Secure Parking     |
|               | Fully Fenced       |



### **Jacob Rush 0419 690 813**

Licensed Real Estate Agent | Auctioneer | Stock & Station Agent |  
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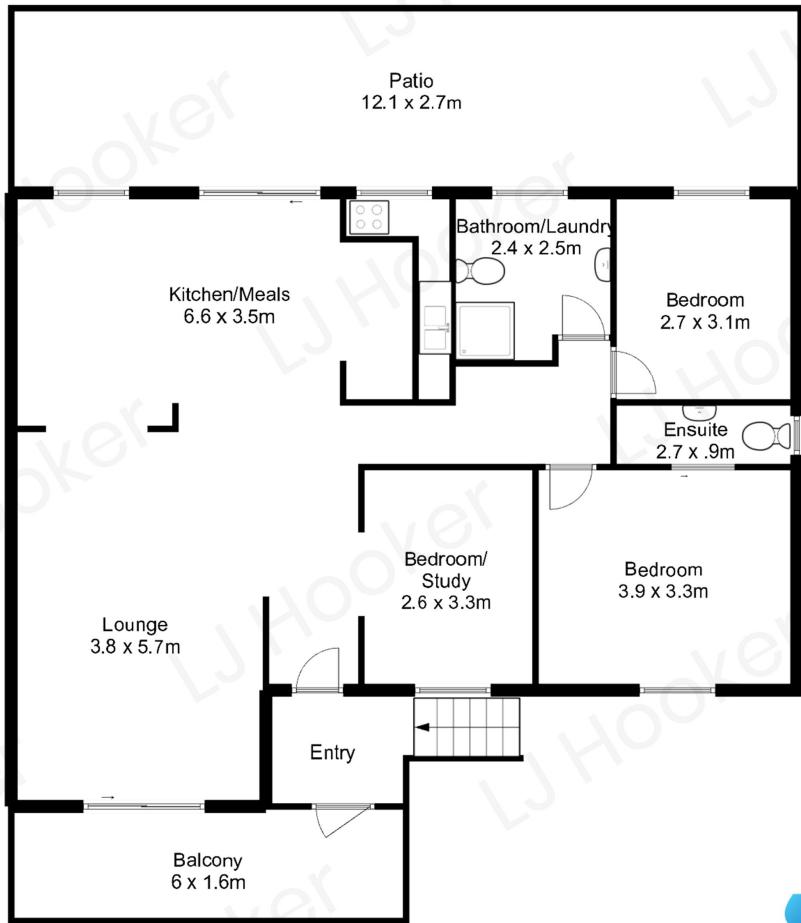
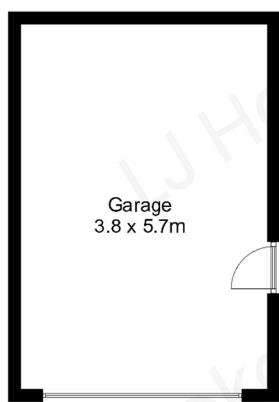
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Total Approximate Area  
140 square metres  
including balcony and garage



All measurements are approximate and are intended as a guide only