







65 Riverview Crescent, Catalina

FEEL GOOD FAMILY HOME WITH A SUNNY ASPECT.

The minute you walk into this well-proportioned home, it feels just right. From the front balcony and generous living room, with a northerly orientation, there are bay and mountain vistas to be had.

A four-step split leads through to the second living area and kitchen with all-electric appliances, opening directly onto a large covered entertaining deck. With a private tropical garden outlook, it's a great spot for relaxed family living, weekend entertaining or those lazy summer BBQs.

The three upper bedrooms all have built-in robes, with the main bedroom also featuring its own ensuite.

Downstairs is where the home gives you even more flexibility. On the garage level is a generous studio/bedroom with two entrances, including one from ground level, making it ideal for semi-separate living, guests, teenagers or a large home office setup.

The double garage has electric openers on both doors and a wide, easy-access driveway. The block is fenced in Colorbond, with a secure rear yard that works well for small kids or the family pooch.

4 3 2

FOR SALE
$875,000 - $925,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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There is also a solar setup to help keep the power bills down.

The home is well located, with the well-regarded Catalina 27-hole golf course close by and the main Batemans Bay CBD less than a five-minute drive away.

Solidly built in brick with a tiled roof, this is a sound family home with good space, flexibility and a sunny outlook, ready for its next chapter.

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.

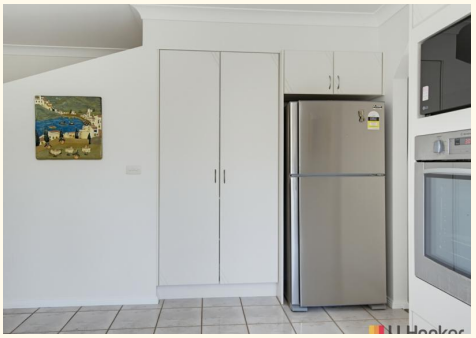
MORE DETAILS

Property ID	12ZDF8F
Property Type	House
Land Area	701 m2
Including	Air Conditioning Balcony Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels











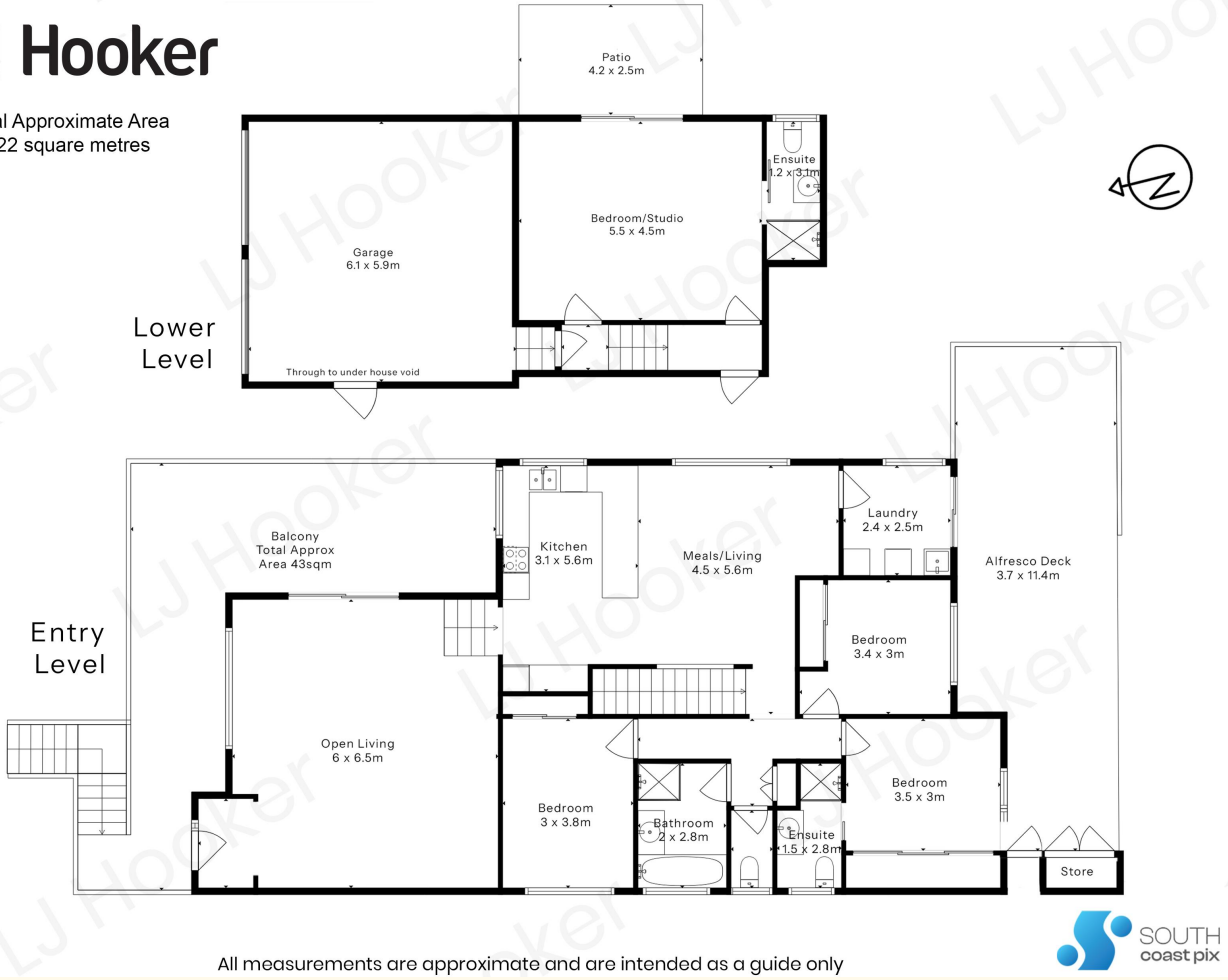
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Total Approximate Area
322 square metres



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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