

## Catalina, 67 Vista Avenue

Land with a FREE HOUSE!!

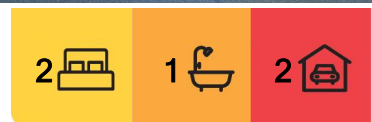
One for the Builders or Developers!

Plenty of potential here with a unique opportunity to purchase what is arguably the cheapest house in the bay so there is plenty of reasons to take a look at this great opportunity to renovate, remove or extend. Zoned R2 residential this corner parcel of land 818m2 could be perfect for a duplex site STCA, or to build your new home.

- \* 2 bedrooms
- \* Living room
- \* Kitchen
- \* Downstairs internal laundry
- \* Some glimpses of the water and bridge from the first floor deck and living room



**Disclaimer:** 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.



**For Sale**

\$419,000

**View**

[ljhooker.com.au/114XF8F](http://ljhooker.com.au/114XF8F)

**Contact**

**Karen Van Der Stelt**

0413 221 504

[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

**LJ Hooker Batemans Bay**  
**(02) 4472 6455**



Under 1km to Catalina 27-hole championship golf course and only 4mins to Batemans Bay shopping and cafe precinct, marina and foreshore. 2hrs to Canberra and around 3.5hrs to Sydney.

We'll admit this isn't for the faint hearted but perfect for opportunistic people with vision. Call to arrange an inspection at your earliest convenience.

(NB: As the bank will not value this house due to it's current condition the purchaser will need to be a cash buyer or only be borrowing a small amount of finance)

\* There is no demolition order on the house from Council \*

Council rates: \$2,623/yr

## More About this Property

<b>Property ID</b>	114XF8F
<b>Property Type</b>	House
<b>Land Area</b>	818 m <sup>2</sup>

### Karen Van Der Stelt 0413 221 504

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

### LJ Hooker Batemans Bay (02) 4472 6455

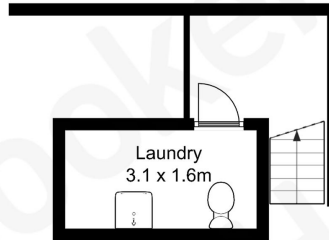
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
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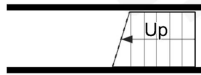
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Approximate floor area  
95 square metres

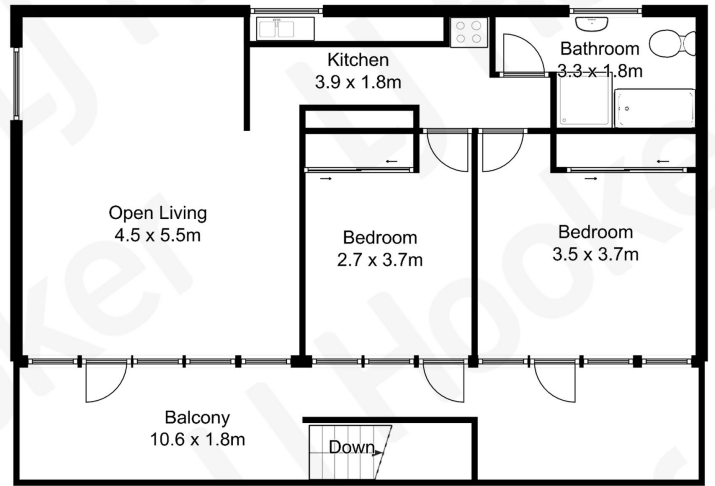


Under House Void



Entry Level

All measurements are approximate and are intended as a guide only



Upper Level

*South Coast Pix*  
"Beautiful images of spaces and places"