



## Catalina, 75 Vista Avenue

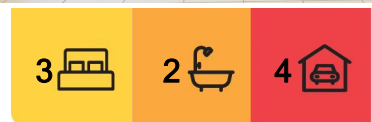
"Spacious Family Home with Plenty of Garaging"

This expansive family home, ideally situated on a generous 696m2 corner block, offers both space and convenience. With multiple living areas, it provides ample room for the whole family to spread out and enjoy privacy, yet still come together in the heart of the home. The versatile layout includes a formal lounge, open-plan dining area, perfect for relaxation or entertainment, there is also a 'Wing' off the main living room which could possibly be converted into a creative studio, home office, or additional guest retreat.

The home features a large, well-appointed kitchen with modern finishes, designed for both functionality and style. Large windows throughout the property flood the interiors with natural light and offer glimpses of the nearby water, creating a serene backdrop to daily life. For those with a passion for cars, hobbies, or storage needs, the property boasts an impressive amount of garage space, including multiple bays and additional off-street parking. Whether you're a car enthusiast or simply need room for boats, bikes, or outdoor gear, this home delivers in every regard.



**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**  
\$890,000

**View**  
[ljhooker.com.au/12BVF8F](http://ljhooker.com.au/12BVF8F)

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

Set on a desirable corner block, the property also offers excellent street presence, outdoor spaces for entertaining including an outdoor kitchen. With everything a growing family could need, this home strikes the perfect balance between comfort, functionality, and lifestyle.

- Generous size master bedroom with 2 WIR's, reverse cycle A/C and ceiling fan
- 2 other bedrooms with BIR's and fans
- 4th guest accommodation/studio or home office
- Large entertaining deck overlooking the low maintenance yard
- Garaging for 4 vehicles and large workshop
- Solar 6.4kW
- 696m2 corner block
- Downstairs bar area
- Kitchen with additional outdoor kitchen perfect for entertaining
- Copious amounts of storage
- Some water views from 2 of the bedrooms, rear deck and front garden

Under 1km to Catalina Country Club with it's 29-hole Championship Golf Course and Corrigans Beach, and only 4mins to Batemans Bay shopping and caf&#xE9; precinct, marina and foreshore. 2hrs to Canberra and 3.5hrs to Sydney makes this the perfect 'Sea Change'.

Call to arrange an inspection of the lovely home at your earliest convenience!

Permanent Rental Appraisal: \$580-\$670/wk

Council Rates: \$2,889.37/yr

## More About this Property

<b>Property ID</b>	12BVF8F
<b>Property Type</b>	House
<b>Land Area</b>	696 m2

**Karen Van Der Stelt 0413 221 504**

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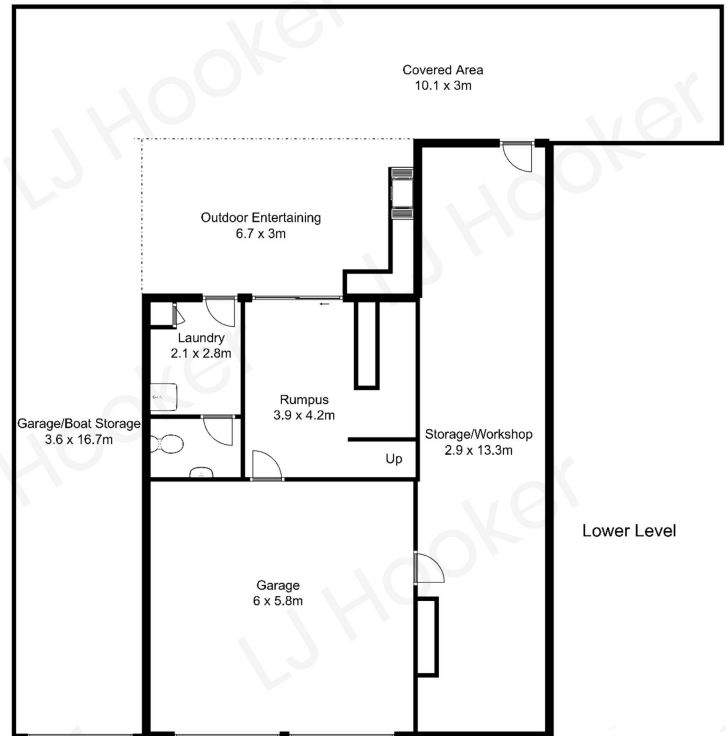
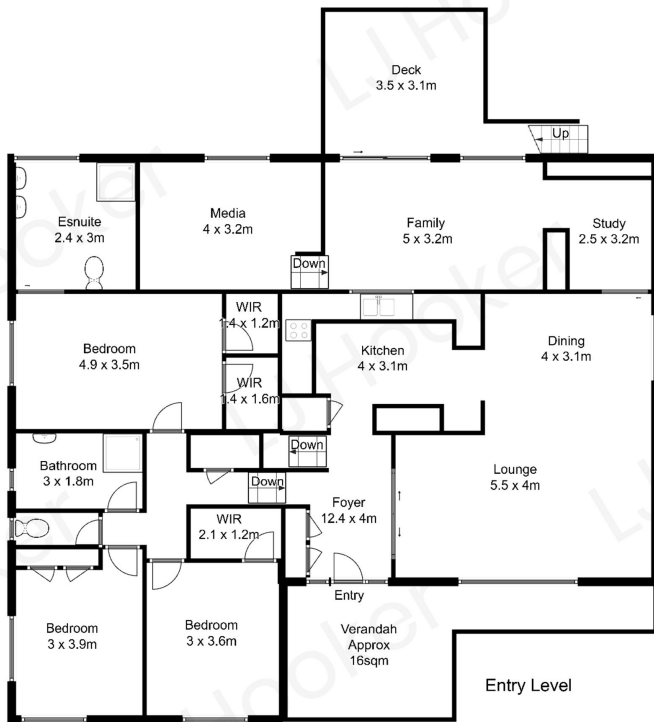
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Approximate floor area  
420 square metres  
including outdoor areas  
and garage/storage



All measurements are approximate and are intended as a guide only