



8 Ridge Street, Catalina

## Elevated Living with River Glimpses! Nest or Invest!

Positioned on an elevated 685sqm block, this low-maintenance solid brick and tile home enjoys glimpses of the Clyde River from the inviting front wrap-around verandah. Ideally located, you're just 300m to Catalina Country Club with its bars, restaurant and 27-hole championship golf course, 400m to the Eurobodalla University of Wollongong Campus, 540m to local tennis courts and sporting fields, and less than 1km to pet-friendly Corrigan's Beach.

Light-filled and airy throughout, this well-presented home captures natural breezes with multiple glass sliding doors opening to outdoor living spaces, creating a seamless indoor-outdoor lifestyle.

### Property Features:

- Large open-plan living area with reverse cycle air-conditioning and ceiling fan
- Spacious kitchen offering ample bench space and storage
- Generous master bedroom featuring copious wardrobe space and glass sliding door access to a private alfresco area - perfect for relaxing with a morning coffee or a good book
- Good-sized guest bedroom with built-in robes
- Conveniently located shared bathroom

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.

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### FOR SALE

Price Range: \$760,000-\$790,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455



- Separate laundry
- Single garage
- Currently leased at \$450/wk (minimum 48 hours' notice required for inspections of tenanted properties)
- Rental increasing to \$520/wk July, 2026
- Council rates: \$2,908/yr

Only a 3-minute drive to the Batemans Bay shopping and caf&#xE9; precinct, marina and foreshore, and approximately 2 hours to Canberra and 3.5 hours to Sydney.

Whether you're looking to nest or invest, this property offers comfort, convenience, and excellent potential in a highly sought-after location.

Call today to arrange an inspection at your earliest convenience.

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

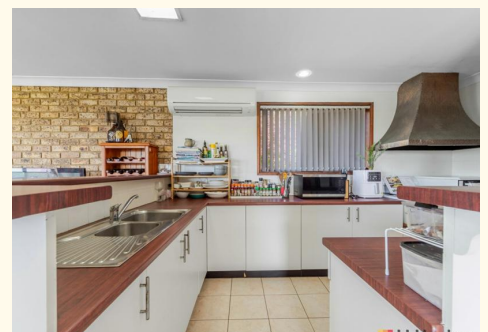
|               |         |
|---------------|---------|
| Property ID   | 12UPF8F |
| Property Type | House   |
| Land Area     | 685 m2  |

### Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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### LJ Hooker Batemans Bay (02) 4472 6455

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All measurements are approximate and are intended as a guide only