



## Catalina, 91 Heron Road

### Lifestyle Acreage Close To Town!

The time has come for current owners to pass on this impressive property to a new family to enjoy.

This free-flowing family home features generous proportions, lofty ceilings, sun-drenched northeast aspect and a perfect blend of lawn, paddocks and timbered undulating land. Close to the heart of Batemans Bay this 3.1-hectare parcel of R5 Large Lot Residential zoned land with a substantial 3-bedroom 2-bathroom brick home and a massive 4 car shed.

The home features easy-care living with three separate areas, kitchen/dining room featuring quality appliances, family room, and a lounge room with a study nook. The master bedroom is a generous size with an ensuite and walk-in robe. The other two bedrooms both have built-in robes, and the large laundry area includes a separate W/C and basin.

Externally, there are covered patios on two sides of the home as well as a screened-in outdoor entertaining room. The large shed has its own bathroom so very convenient for

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**For Sale**  
\$1,395,000

**View**  
By Appointment

**Contact**  
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**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.

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



anyone who spends their time tinkering in the shed. Perfect for the car collector, tradie or plenty of space for a home business with no immediate neighbours and plenty of space with easy access.

The boundaries are fenced and there is the opportunity to run a few horses, build a second home or develop a short stay accommodation venture (STCA). The bypass access road is close by so a quick trip to the beach at Malua Bay or Surf Beach or fast access to the Princes Highway - the option is there.

The property is close to the State Forest with access to bike and horse trails with potential link up to the newly opened Mogo mountain bike trails in the future. It's only a 10-minute drive from the CBD of Batemans Bay, and close to local clubs, popular beaches, boat ramps and schools.

The 7.5 acres of R5 land offers great potential, with town water and power available on a sealed road plus a road frontage of 338m there is great opportunity for a subdivision (STCA). There has been some early-stage work carried out on a 4-lot subdivision so you could potentially make a good capital gain when the time is right, this might be a great option to get other family members or friends involved.

Opportunities like this so close to everything don't come along often so make your move and book your private inspection on this one-off property with ample room for your hobbies and interests, you won't be disappointed.

Council Rates: \$2,040.96/yr

## More About this Property

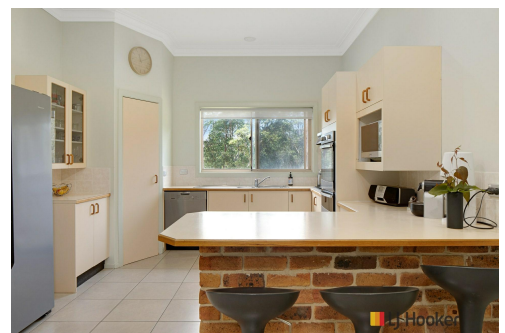
<b>Property ID</b>	11ZTF8F
<b>Property Type</b>	House
<b>Land Area</b>	3.1 hectare
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

### Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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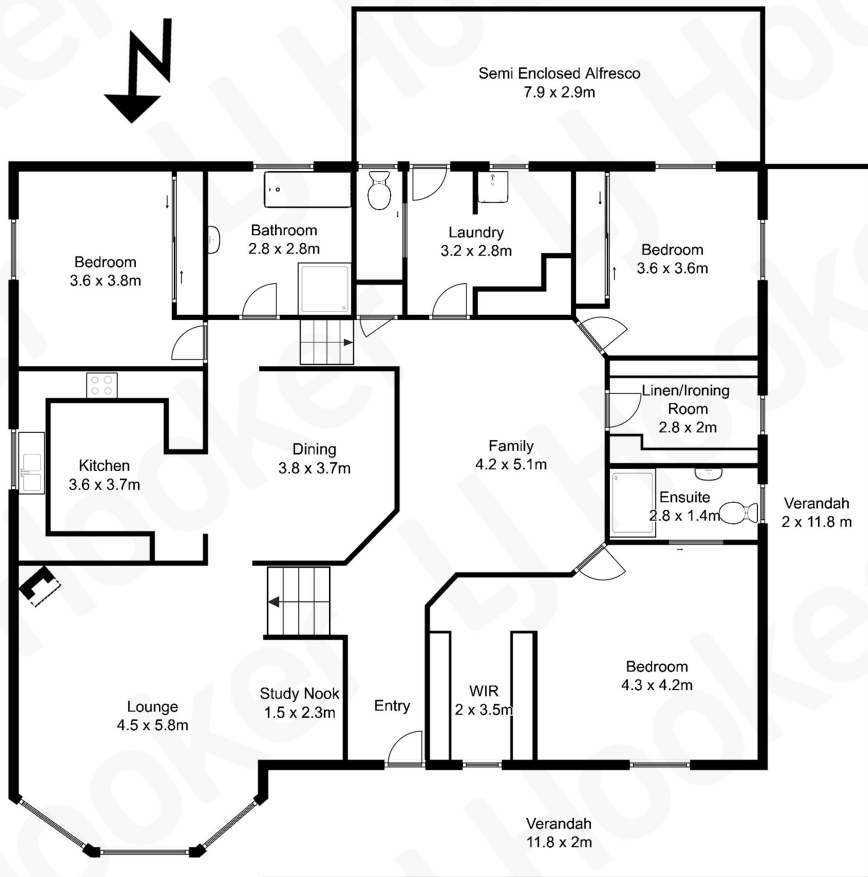
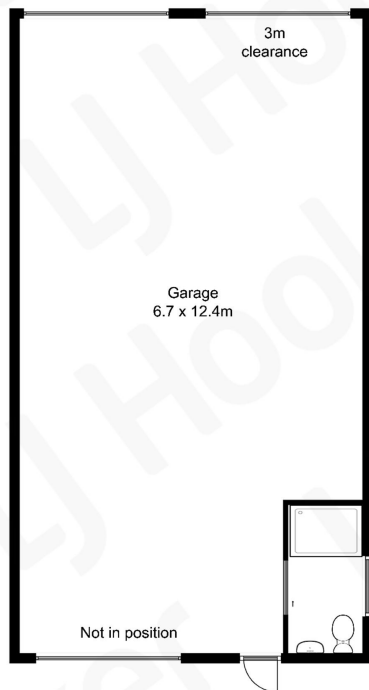
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Approximate floor area  
260 square metres  
Excluding Garage



All measurements are approximate and are intended as a guide only