






91 Heron Road, Catalina

Acreage Living for Families Seeking Space, Privacy & Freedom

If you've been dreaming of room to spread out, room for the kids to roam, and room to enjoy a quieter, more self-sufficient lifestyle - all without giving up convenience - this 7.5-acre property could be exactly what you've been waiting for.

Loved and cared for by the same owners for many years, the time has come to pass this beautiful acreage on to a new family who will appreciate the space, the privacy and the possibilities it offers. Set on 3.1 hectares, the property blends open lawns, lightly timbered land and fenced paddocks, perfect for families wanting a rural feel close to town, or for those coming off the land who still want room for animals, gardens and hobbies, without the workload of a large farm.

The well-built brick home is designed for easy family living, with generous proportions, high ceilings and a bright northeasterly aspect. Multiple living areas give everyone their own space, including a dedicated lounge with study nook, a family room, and a central kitchen/dining zone with quality appliances. The master bedroom features an ensuite and walk-in robe, while the remaining bedrooms

3  3  4 

FOR SALE
\$1,295,000 - \$1,310,000

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.

 **LJ Hooker**

include built-ins. A large laundry with separate W/C adds to the practicality.

Outdoor living is well catered for, with covered patios on two sides plus a screened-in entertaining room - ideal for long lunches, family gatherings or simply enjoying the peaceful outlook. The impressive 4-car garage, with full height tandem roller doors, comes complete with its own bathroom, making it perfect for anyone who wants space to tinker, store gear, run a home-based workshop or set up a hobby space. With no immediate neighbours and easy access, it's an excellent setup for tradies, car lovers or families who need "overflow" space.

The land is fully fenced, offering scope to keep a horse or two, raise animals, plant fruit trees or create a kids' adventure paradise. With State Forest close by, you have bike and horse trails right on the doorstep - and future connection to the new Mogo mountain bike trails is expected.

Despite the space and privacy, you're only about 10 minutes from Batemans Bay's CBD, beaches, boat ramps, clubs and schools. Malua Bay and Surf Beach are both a quick run via the bypass access road.

The R5 zoning allows a second dwelling or even potential for a future sub-division (STCA).

Acreage properties this close to town are rare. If you're looking for a relaxed family lifestyle with room to breathe, grow and enjoy your hobbies, this one is well worth a look. Contact us today to arrange your private inspection.

Council rate: \$2122.30 p/a

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

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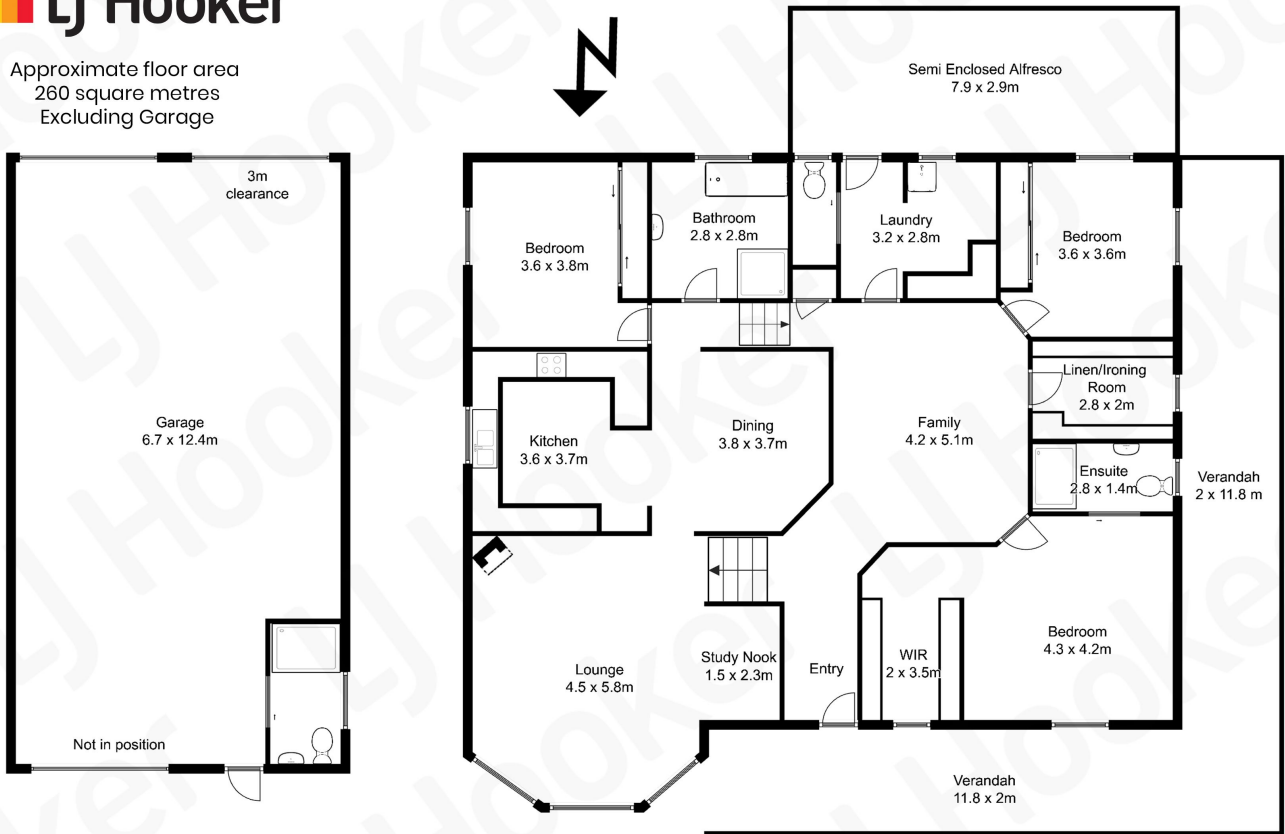
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Approximate floor area
260 square metres
Excluding Garage



All measurements are approximate and are intended as a guide only