

Catalina, 95 Country Club Drive

Affordable Opportunity - Renovator's Delight as they say !

Positioned on the elevated side of the street, this steel frame three bedroom, one bathroom home sits on a good size 558m² block and presents an incredible opportunity for first-home buyers, investors, or keen renovators.

Offered at one of the most affordable prices in the area (comparable to some unit prices) this property is ready for a makeover. Just add a new kitchen, fresh paint, and polish up the hardwood floors, this home has the potential to truly shine.

Located just 1.2km from the Catalina Club and its renowned 27-hole championship golf course, you'll be surrounded by quality amenities and lifestyle options.

Approximately 5mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney.

Currently vacant and ready for a new chapter, this is your chance to secure a bargain in a



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.

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For Sale
\$549,000

View
ljhooker.com.au/119NF8F

Contact
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay
(02) 4472 6455

competitive market. Don't miss outProperties at this price point are rare and sell quickly. Book your inspection today!

Permanent rental appraisal: \$400-\$440/wk (this will increase once renovated)

Council rates: \$2,836.64/yr

More About this Property

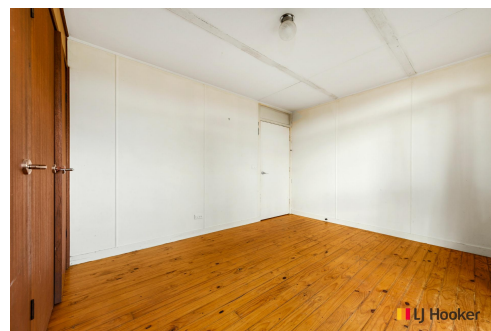
Property ID	119NF8F
Property Type	House
Land Area	558 m2

Karen Van Der Stelt 0413 221 504

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

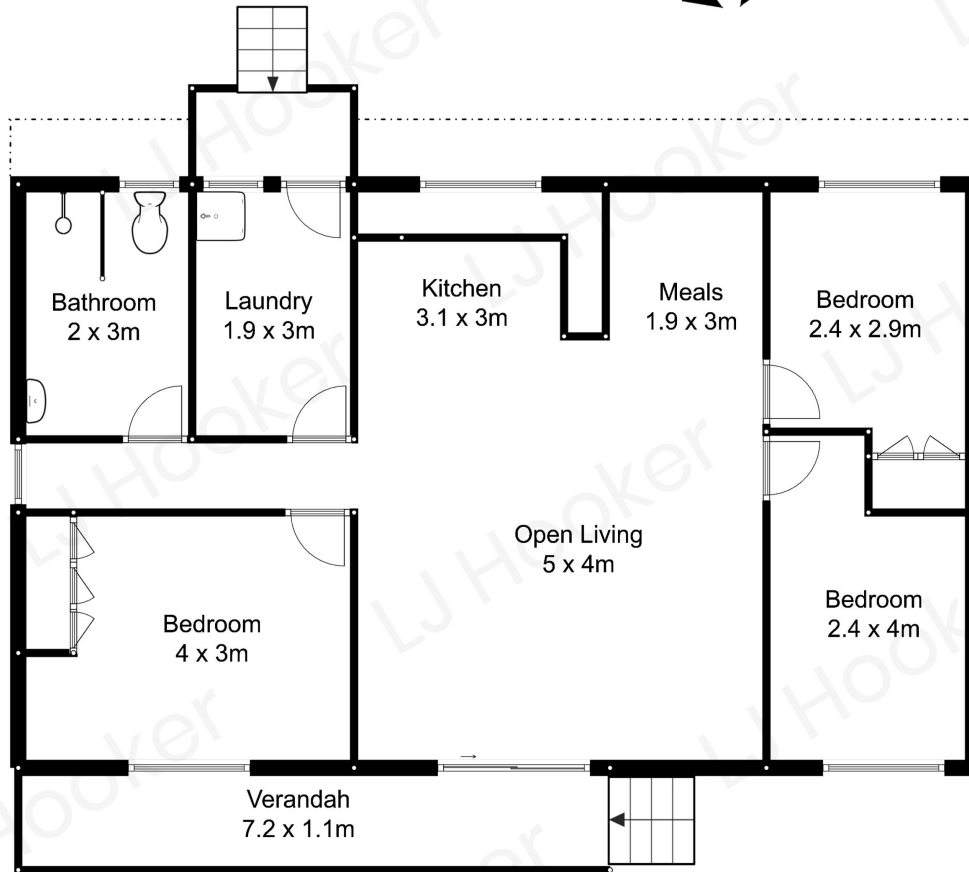
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Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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All measurements are approximate and are intended as a guide only