



# FOR SALE

## VERSATILE FAMILY LIVING BACKING RESERVE

Positioned in a peaceful setting backing onto reserve, 29 Catalina Drive, Catalina offers a spacious and flexible home ideal for families, first home buyers or investors seeking a well-located property close to schools, beaches and shops.

Offered at an affordable entry level price, the home features a versatile two-level layout with generous living areas and excellent indoor-outdoor flow, providing plenty of room for growing families or multi-generational living.

Conveniently located close to Batemans Bay High School, beautiful beaches and just minutes from Batehaven shops, this property offers a fantastic opportunity to secure a comfortable and flexible home in a popular coastal suburb.

### Key Features

- Four bedrooms, master with walk-in robe and ensuite
- Updated kitchen with stone benchtops, induction cooking & dishwasher
- Open plan living with LED lighting and split system air conditioning
- Large wraparound entertaining deck with leafy outlook
- Huge rumpus room plus storage
- Fully fenced easy-care backyard
- Double carport
- Close to schools, beaches and Batehaven shops

### Particulars:

Rates: \$3005.26 Per Annum  
Block Size: 575.30 Sqm  
UVC: \$301,000

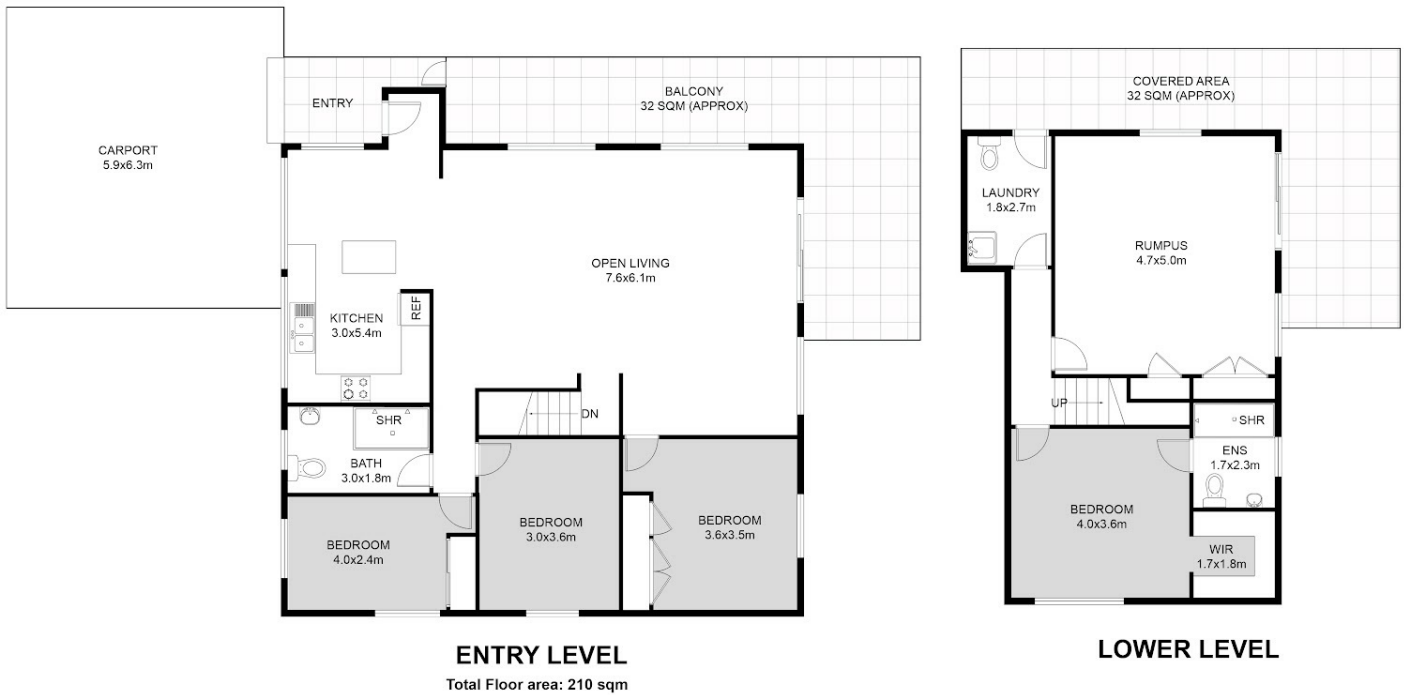
4 BED | 2 BATH | 2 CAR

PRICE:  
\$850,000

OPEN FOR INSPECTION:  
May 23 at 1:00pm - 1:45pm



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**29 Catalina Drive Catalina NSW 2536**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.