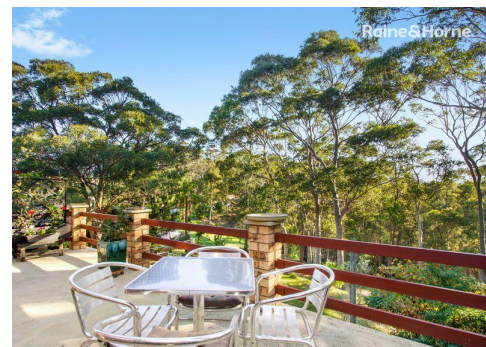




HOUSE WITH ACRES ON VISTA AVE.



4



2



3

106 Vista Avenue, Catalina

Sold for \$562,500 (Jun 19, 2020)

A property which offers much more than meets the eye.

This wonderful home is full of surprises, positioned on Vista Ave, only three kilometres from Batemans Bay's CBD, The home is light and airy with many attractive features, high ceilings and generous spaces. The modern kitchen has plenty of storage. The living area has a cosy slow combustion wood fire and opens onto an outdoor entertainment area with a beautiful treed outlook.

The design provides easy access from the garage, and the first level has three bedrooms and a large main bathroom. Downstairs is a large rumpus room, fourth bedroom and second bathroom this provides a great option for separate family living or a studio/craft room and could easily be converted into self-contained accommodation as it has its own entrance.

The property also boasts a large workshop.

Batehaven's shopping precinct is also only three kilometres south, close proximity to beautiful beaches and on the school bus route to primary and secondary schools, this home provides the luxury of peace and space with the convenience of town living and the added bonus of being set on 5 acres, with a R5 (large lot residential) zoning which permits subdivision.

Property ID: L411669

Property Type: House

Garages: 1

Open Parking: 2

Land Area: 2.02 hectares

Bronwyn Geppert

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Rental potential: \$450.00 to \$475.00.

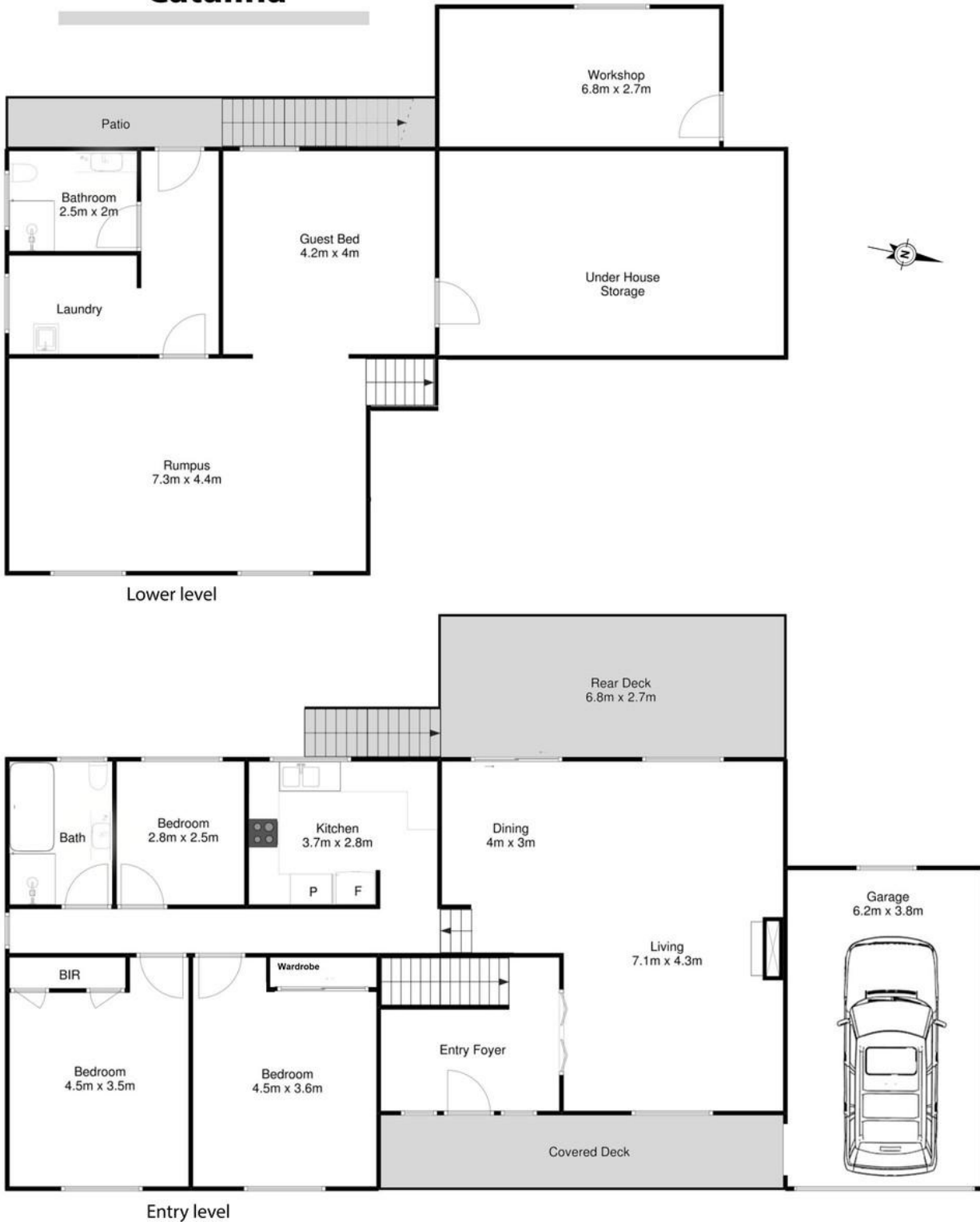
Council Rates: \$2,144.56.

Unimproved Land Value: \$342,00.

Organise your private inspection today.

**106 Vista Avenue
Catalina**

Raine & Horne®



Whilst every effort has been made to ensure the accuracy of the floor plan depicted here, measurements are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only.