

1/25 Calga Crescent, Catalina, NSW 2536

Raine&Horne.

Duplex/Semi-detached For Sale

Wednesday, 8 May 2024

1/25 Calga Crescent, Catalina, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached



Bronwyn Geppert

\$679,000

THE FEATURES YOU WILL LOVE:A classic design with plenty of northeast-facing windows and glass sliding doors to enjoy stunning coastal views and natural light. This duplex is on the second floor accessed via garden steps to completely level living with a large open design and a white-topped timber kitchen as the centrepiece. Three bedrooms, the primary bedroom has water views, and sliding door access to the L-shaped verandah, a generous walk-in robe and an ensuite. the design is functional with the other bedrooms positioned close to the main bathroom. The property also has good additional storage and a single garage with a workshop. **YOUR LIFESTYLE/INVESTMENT LOCATION:**Positioned between Batemans Bay and Batehaven and only minutes in both directions to our beautiful beaches and shopping.**THE DETAILS YOU WILL NEED:**Lot: 1 Strata plan 89456Duplex size: 172 sq/m including garage and workshop. Zoning: R2 Low-Density ResidentialYearly Council Rates: \$2,557.12Yearly strata costs: shared insurance and lawn maintenance, approximately. \$1,300.00 per yearPlease contact me if you would like to arrange a private inspection.