

1/37 Ridge Street, Catalina, NSW 2536

Raine&Horne.

Sold Duplex/Semi-detached

Tuesday, 15 August 2023

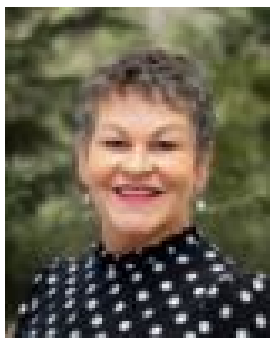
1/37 Ridge Street, Catalina, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Bronwyn Geppert

\$950,000

THE FEATURES YOU WILL LOVE:Sensational coastal lifestyle, fabulous views and walking distance to the Golf Course, beach and both Batemans Bay and Batehaven town centres. The modern open-plan kitchen and living area open onto a large terrace with seamless balustrades to ensure the fabulous views are uninterrupted. The property has a northeast aspect ensuring plenty of natural light all day.The property is low maintenance throughout with an easy care fully enclosed pet-friendly back yard. The primary bedroom is very generous with a walk-in robe, spacious ensuite and private balcony to enjoy even more fabulous views of Clyde mountains and river. A stunning bespoke staircase ties the levels together, the ground level has two bedrooms, the main bathroom, European-style laundry and a second living area that has direct access to a covered timber deck. A double garage with internal access completes the floor plan. **YOUR LIFESTYLE/INVESTMENT LOCATION:**Positioned in a quiet street, 3 kilometres from Batemans Bay and a 5-minute drive to some of the coast's most beautiful beaches.**THE DETAILS YOU WILL NEED:**Lot 1 in Sp 80785Zoning: R2 Low-Density ResidentialCouncil rates: \$2,683.19Shared insurance: \$900.00 per duplex.House size: 252 square metresPlease contact me for a copy of the contract and additional information.