

# 1 Vista Avenue, Catalina, NSW 2536

MY AGENT  
TEAM

## House For Sale

Tuesday, 28 May 2024

1 Vista Avenue, Catalina, NSW 2536

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 569 m2

Type: House



Peggy McAlister  
0401481192

**\$800,000 - \$850,000**

Buyers always ask me for a home with an outlook and living rooms that capture the sun. This tidy home in popular Vista Avenue has both. Set on the high side of the street it has a spacious balcony that enjoys sun all day and beautiful mountain views. Conveniently located, you can use the stairs off Ridge Street and be down on Beach Road in just over 200m where it is a level 80m flat walk to the Catalina Golf Club, 650m to Corrigan's Beach, and only 1.8kms to Batemans Bay's town centre. Inside the home is a feeling of space and privacy. A healthy hedge at the front screens out the homes across the street and the high ceilings as well as multiple windows, allow for great natural light. A large lounge room and separate dining feature on the upper level and there is a study nook/ office space at the rear of the home. The master bedroom is oversized and will easily fit a king bed and two other bedrooms are located on the upper level. Downstairs has internal access from the garage, a large additional under house storage, and another bedroom with its own bathroom which is excellent for guests or an older teenager. My vendors have just replaced the floors in the living area and have freshened up the paint throughout ready for this home's new owner to just move in and enjoy. Call me today to book in your inspection and secure this ideal location for yourself! \*\* Send an email enquiry through [realestate.com](http://realestate.com) or Domain only, for an instant email response with the rental appraisals, contract, and fact sheet, reports - check junk if not received.