

# 12a Sanctuary Place, Catalina, NSW 2536



## Sold House

Friday, 8 March 2024

12a Sanctuary Place, Catalina, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 656 m2

Type: House



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**\$895,000**

Positioned in quiet and sought-after Sanctuary Place, is this stunning 3-bedroom, 2-bathroom Torrens title duplex with an additional workshop and no strata fees or shared costs of any kind. Step inside and be greeted by the modern and stylish interior with captivating water views through the gum trees. This is a tranquil setting that has a great feeling of privacy whilst being located just minutes to beaches, cafes, and local shops. The property features solid timber floors for that extra touch of luxury and has air conditioning on both levels for comfort all year round. One of the best selling points of this property is its careful design with a timber ramp access to the front door and all living and the master located on the upper level. Downstairs guests can have their own private space with water views and balcony access from their bedroom. The master bedroom is spacious with two built-in robes and room for a full bedroom suite of furniture. Enjoy waking up to water views from your bedroom window and enjoy the convenience of a modern ensuite. The spacious double garage is located at the front of the property with easy access off the street and room to park two vehicles in front of the garage - excellent for guests. Downstairs also has a large workshop for those who like space to work on projects or just need room for additional storage. This modern duplex is the perfect place to call home. With a spacious land area on title of 656 sqm it has more land than most of the average blocks in the area. 12A Sanctuary Place just has so much to offer and is the perfect choice for those hoping to move to the coast and retire. Call me today and secure yourself a beautiful home in an excellent location. \*\* 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 - check junk if not received.