

**17 Derribong Avenue, Catalina, NSW 2536**



**Sold House**

Thursday, 23 November 2023

17 Derribong Avenue, Catalina, NSW 2536

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 846 m2**

**Type: House**



Karen Van Der Stelt

**\$980,000**

Welcome to 17 Derribong Avenue, Catalina! This stunning 5 bedroom, 2.5 bathroom home with a spacious 2-car garage and spanning over 3 impressive levels is now available for sale. Upon entering this property, you will be captivated by its charm and elegance, not to mention spectacular ocean and island views. The open floor plan seamlessly connects the multiple living rooms, dining, and kitchen areas, creating a perfect space for entertaining guests or spending quality time with your loved ones. The kitchen is equipped with modern appliances, ample storage, and a large island, making it a chef's dream come true. There is also a guest bedroom for those who prefer living on one level without the stairs. Two entrances open onto the undercover alfresco deck with unsurpassed views. Internal stairs connect to an open A/C living room/rumpus including another huge deck with stunning ocean views and a further 3 bedrooms (two with BIR's). The bedrooms in this property are generously sized, providing comfort and privacy for every member of the family. Also on this middle level you have the convenience of the laundry, full size master bathroom and separate toilet. If you have a large family or would like to stay and holiday and generate an income on a permanent or holiday let basis as the current owners have done there is a 1-bedroom granny flat style accommodation on the lower level of this grand home. With external access to the property for guests and internal stairs that can be internally locked to provide separation from the other parts of the home. It could also be used as a luxurious retreat after a long day. Features a good-sized living room, kitchenette, master bedroom and ensuite. The choice is yours! Situated on one of the most sought after and desirable streets in Catalina, this property boasts a serene and peaceful neighborhood. The easily maintained backyard has several varieties of fruit trees on a large 846m<sup>2</sup> block and is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The 2-car garage provides ample space for parking and storage.\* Solar Hot water and solar panels on roof\* 4 x Reverse cycle A/C (heating and cooling)\* Additional granny flat style accommodation\* Council rates: \$3,292/yr\* \$610-\$640/week permanent rent Rental appraisal \$610-\$640 per week Holiday let appraisal: Peak Season: \$3080 (440 per night) High Season: \$2450 (350 per night) Mid Season: \$2100 (300 per night) Low Season: \$1750 (250 per night) Situated in the same suburb as the Club Catalina 27-hole championship golf course, around 6mins to Batemans Bay shopping and cafe precinct, marina and foreshores. 2hrs to Canberra and 3.5hrs to Sydney. With a price guide of \$980,000-\$1,050,000, this property offers exceptional value for its size, location, and quality. Don't miss the opportunity to make this house your dream home. Contact me today to arrange a private viewing and experience the beauty and comfort of 17 Derribong Avenue, Catalina.