

# 26 Melaleuca Crescent, Catalina, NSW 2536



## House For Sale

Wednesday, 29 May 2024

26 Melaleuca Crescent, Catalina, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Pat Jameson

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**\$715,000 to \$725,000**

This charming single level brick home in popular Melaleuca Crescent is ready to move in and enjoy. The rear garden enjoys a sunny northerly aspect with a vegetable garden and established citrus trees, overlooking the nature reserve providing a private and peaceful outlook. Offering an excellent floor plan with a separate lounge and dining area to the front of the home and offers an easy flow into the open plan kitchen and living room, with access out to the covered patio where you can enjoy your morning cuppa or relax with family and friends. For chilly evenings, snuggle up by the combustion wood fireplace and let the warmth spread throughout the home. As you make your way down the hallway, you'll discover a family bathroom, two bedrooms with built-in robes, and a spacious main bedroom boasting large picture windows, walk-through robe and ensuite. There is an additional rumpus room/studio to the rear of the house ideal as a music room, sewing room or your hobbies. The home's detached double garage features a workshop, providing ample storage and potential for projects. The fully fenced, low-maintenance gardens are easy to care for, and the garden shed offers additional storage. With close proximity to the town center, local schools, stunning beaches, and coastal nature reserves, this property is an ideal choice for anyone looking for a peaceful retreat. Whether you're seeking a retirement home, investment property, or first home, this charming brick residence is the perfect blend of affordability and quality. Features include:- 10 x solar panels- Detached double lock-up garage and workshop- Two generous living rooms and separate dining rooms- Combustion wood fireplace- R/C air-conditioning and sky lights in living room- Ceiling fans in lounge and living rooms- Original kitchen in good condition with timber cabinets, electric cooktop and oven- Studio/Rumpus room- Main bedroom with ensuite and walk-through-robe- Built-ins in 2 bedrooms- Family bathroom with bath- Front porch- Covered patio- Separate laundry with lots of extra storage- Low maintenance fully fenced yard with garden shed- Land size 834m<sup>2</sup>- Rates \$2,763.67- Potential rent \$550 to \$600 p/w