

3 Sandpiper Place, Catalina, NSW 2536



Sold House

Wednesday, 14 February 2024

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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 855 m2

Type: House



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\$750,000

As soon as you step into this home you feel it's a little bit special, it's not just your run-of-the-mill project home. The solid timber floors, picture rails, and period cornices give the feeling of a warm hug. The open plan living works well, the kitchen is open but set back giving privacy for the cook to whip up the evening meal however, still open for conversation with others. Part of the charm is the separate sitting room just off the main living area, the perfect place to chill out with a good book. The main bedroom has a walk-in wardrobe whilst the other two decent-sized bedrooms have built-in robes. There is also a smaller room perfect for a guest bedroom or home office, and a large, renovated family bathroom services the bedrooms. At the front of the home, you will find a covered deck area that looks out over the reserve across the road. The block is a generous 855 sqm that backs onto a reserve behind, you will hardly notice any neighbours! Leading off the living area is a great covered entertaining deck that joins onto a separate deck off the studio, there is access to the laundry with a second W/C perfect for those outside entertaining events. The studio is 6.8m x 4.7m and has its own reverse cycle air conditioning, hot & cold water sink, as the plumbing is in place it would be quite simple to create a granny flat with its own bathroom (STCA). A 7.0m x 3.4m carport sits to the side of the home. Fully fenced and with established fruit trees and raised garden beds for you to enjoy your gardening experience, the block is gently sloping and easy to get around. Perfectly located, the main CBD of Batemans Bay is around a 5-minute drive, the Catalina Golf Club, Marina, and Regional Boat Ramp even closer, whatever you need it is never too far away. Canberra is less than a two-hour drive and Southern Sydney is around four hours. This character-filled home would suit many with its single-level design and minimal steps, perfect for older couples, families with children, investors, or just a special getaway property. My vendors are sad to be leaving however, work opportunities beckon, therefore the home will be available for a quick settlement if needed. • Council Rates \$ 2,748.93pa • Permanent Rental Appraisal \$495 - \$525pwk