

# 37 Riverview Crescent, Catalina, NSW 2536



## House For Sale

Wednesday, 3 January 2024

37 Riverview Crescent, Catalina, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 601 m2**

**Type: House**



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**\$670,000 - \$730,000**

This three-bedroom haven boasts an elevated position, offering views above the charming Batemans Bay township. Perfectly poised for those seeking a serene coastal lifestyle, this property is not just a home; it's an invitation to a new way of living. Step inside and discover a well-maintained residence, inviting you to move in and relish the coastal ambiance from day one. Ideal for various lifestyles, whether you're an investor eyeing prime returns, a first-time buyer craving a turnkey home, or retirees finally embracing that long-awaited sea change, this property has it all. The cleverly designed layout divides the home into two distinct zones. The welcoming entrance leads to a spacious, open living area with access to the elevated sundeck, providing a perfect setting for relaxation and to soak in the surroundings. The well-equipped kitchen seamlessly flows into the dining space, offering direct access to the alfresco area—an ideal spot for morning coffees or evening gatherings with family and friends. The bedroom wing at the rear of the house ensures privacy. The master suite, complete with built-in-robies and a full ensuite. Two additional bedrooms, each with built-in-robies, share a well-appointed family bathroom. Practicality meets convenience with a single lock-up garage, a large garden shed, and a separate laundry, enhancing the functionality of this already impressive property. 37 Riverview Crescent is a well-rounded, beautifully presented gem, certain to capture the attention of those appreciating a central location. Don't miss the opportunity to make this coastal retreat your own.