

**44 Vista Avenue, Catalina, NSW 2536**



**House For Sale**

Friday, 17 May 2024

44 Vista Avenue, Catalina, NSW 2536

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 923 m2**

**Type: House**



Aristotle Stavros  
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Terri Regent  
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**\$689,000**

Welcome to 44 Vista Avenue Catalina! This brick 3 bedroom, 1 bathroom house is the perfect place to call home. With a huge land area of 923 sqm, there is plenty of room for the boat, caravan and the trailer. Rear yard access provides easy access to the yard and the two car shed perfect for the tradie or those looking for storage. The house features a secure garage space for one car, as well as air conditioning and built-in robes for added convenience. The balcony offers a lovely outdoor space to relax and enjoy the views. Plus, with solar hot water, greenhouse, and garden shed this home is eco-friendly and energy-efficient. Located only a short 4 minutes drive to the Batemans Bay town centre and 2 minutes down the road to the Batemans Bay boat ramp and sporting complex. Located in a desirable neighborhood, this property is perfect for families or those looking for a peaceful retreat. Don't miss out on the opportunity to make this house your own for the price of \$689,000. Contact us today to schedule a viewing!