

**52 Heron Road, Catalina, NSW 2536**



**House For Sale**

Friday, 24 May 2024

52 Heron Road, Catalina, NSW 2536

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 619 m2**

**Type: House**



Rob Routledge

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**\$680,000**

It won't matter if you are a first home buyer, downsizer or an investor looking to build their portfolio, this tidy property is sure to be of interest. Sited on a gently sloping block with plenty of open lawn and no overhanging trees to block out your sunshine, as well as having side access to the back yard. The property contains a 6m x 5.8m colourbond garage, great for the tradie or just getting that boat or van out the back it ticks a lot of boxes. The house itself is all on one level brick veneer with colourbond roofing featuring 3 oversized bedrooms, an open plan living area with reverse cycle air condition. There is also a study area that leads to the bathroom with separate W/C. The large laundry space with room for storage, or the extra fridge/freezer, is on the other side of the home with a landing and stairs leading to the back yard. Homes in this price range tend to attract attention so book your inspection to see if it works for you.