

# 55 Melaleuca Crescent, Catalina, NSW 2536

MY AGENT  
TEAM

## Sold House

Saturday, 13 January 2024

55 Melaleuca Crescent, Catalina, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 795 m2

Type: House



Peggy McAlister  
0401481192

**\$680,000**

Have you been searching for a comfortable, single-level brick and tile home to retire in? Look no further than this tidy property that has only had one owner since built and has recently been refreshed and modernised ready for its new owner. My client is a local builder who has taken the time to complete the following improvements on the home in the last 6 weeks so its new owner can just move in and enjoy without having to come up with extra cash to renovate. - A full repaint throughout the inside of the home - New carpet throughout - New timber look click lock flooring replacing the previous vinyl - New window furnishings throughout - New LED downlights throughout - New dishwasher - A new shower screen in the main bathroom. The house is light filled and open plan with a spacious lounge and dining space as well as a good-sized low maintenance yard that is fully fenced. Melaleuca Crescent is often sought after for its location being in close proximity to both Batemans Bay town centre and Batehaven shops, making it a very convenient location. The local bus service also stops directly out the front if you are unable to drive and you can walk your dog at the beach with Corrigan's Dog-friendly beach being an easy 1.5km walk away. Call me today to secure this immaculate property and choose a home that you can settle into with ease. \*\* Send an email enquiry through [realestate.com](http://realestate.com) or Domain only, for an instant email response with the rental appraisals, contract, and fact sheet - check junk if not received\*\*