

**62 Jedel Drive, Catalina, NSW 2536**



**House For Sale**

Thursday, 4 January 2024

62 Jedel Drive, Catalina, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2 m2**

**Type: House**



Sarah Ralston

## Expressions of Interest

At the end of a quiet cul-de-sac in a dress circle location is this 5.82-acre, near-level block, this property offers an idyllic rural lifestyle with all the modern comforts. All of the land is highly usable with multiple well-fenced paddocks providing ample space for agricultural pursuits. This property has a lovely ephemeral stream feeding into a spring-fed dam that attracts an abundance of waterfowl. Conveniently located only 5km from town centre, less than a 10-minute drive, residents can enjoy the tranquillity of rural living without sacrificing urban conveniences. This rare proximity offers easy access to Batehaven beaches, amenities, schools, and services, making it an ideal location for those seeking a balanced lifestyle. Furthermore, this property boasts the unique advantage of bordering onto State Forest land, providing direct access to nature trails and outdoor recreational opportunities. Whether it's bike riding, hiking, horseback riding, or simply enjoying the natural beauty of the surrounding forest, residents will appreciate the seamless connection to the great outdoors. The commanding Masterton Country style 4-bedroom home is a haven of contemporary living, boasting many living areas with an open plan feel. It also has a large master bedroom with ensuite, a lovely main bathroom, and three toilets for added convenience. The house has ducted reverse cycle heating and air conditioning in addition to the charming wood fireplace. The house is 10 years old and still has that new house feel. Enjoy the luxury of town water ensuring self-sufficiency and peace of mind. The property has a lovely garden of sweeping lawns and established deciduous trees. At the back of the house there is a productive orchard of easy-care fruit trees bearing fruit from plums, citrus to avocados. There are 3 raised vegetable beds, a chicken run and small sheep yards. Additionally, the property features a huge 10x12 metre American barn shed, providing ample space for equipment, vehicles, or workshop space and shelving. The workshop has 3 phase underground power. Whether you're seeking a peaceful retreat or a place to pursue your rural passions, this property offers the perfect blend of space, comfort, and natural beauty. The property is zoned R5 so a possibility exists for subdivision or dual occupancy STCA. Don't miss out on this rare opportunity to secure your own rural sanctuary!