

73 Ridge Street, Catalina, NSW 2536



House For Sale

Friday, 3 November 2023

73 Ridge Street, Catalina, NSW 2536

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



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\$860,000 - \$910,000

Introducing an exceptional opportunity with a stunning outlook that combines steady rental income with potential for future growth. With the current lease expiring in November 2023, simply move in for summer, or renew the lease with a steady income and reliable tenant. This two-story home offers an ideal chance to secure a valuable property that promises both immediate returns and long-term profitability. With its strategic location and desirable features, this property is a wise choice for astute investors. The lower level of this home features a garage and carport, ensuring ample parking space for tenants and their vehicles. Inside, you'll find a comfortable bedroom, a spacious rumpus room, and a dedicated office space. Additionally, a convenient laundry/bathroom combination adds further practicality to this level. Ascend to the upper level, where three inviting bedrooms await. A well-appointed bathroom caters to the needs of the household. The heart of this home lies in the open plan kitchen, meals, and living area, providing a vibrant and inclusive space for everyday living. This area seamlessly connects to a covered rear deck, offering captivating water outlooks and scenic views, enhancing the overall appeal of the property. Other Features unique to this property:

- Accessible from the rear deck, the fully fenced backyard provides a secure and private space for outdoor activities.
- Positioned in a sought-after area of Catalina, this investment property offers a strategic location that appeals to tenants and potential buyers alike.
- \$570 per week rent until Nov 2023 - possibility to renew as an investment or move in and make it yours.
- 3.3 Km to Batemans Bay CBD.
- 3.1 Km to Club Catalina Golf & Country Club.
- 2.1 km to Batehaven retail precinct.
- 1.6 Km to Batemans Bay High School.

Don't miss out on this fantastic investment property that combines immediate returns and long-term potential. Seize the opportunity to secure your financial future today. Contact Megan to learn more and arrange a private viewing. Factsheet available upon request.