

# 8 Angophora Place, Catalina, NSW 2536

## Sold Duplex/Semi-detached

Friday, 1 March 2024

8 Angophora Place, Catalina, NSW 2536

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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**\$580,000**

Introducing this delightful 3-bedroom, 1-bathroom semi-detached Duplex home at 8 Angophora Place, Catalina - a perfect investment opportunity or ideal first home for downsizers, and retirees alike. Nestled in a peaceful cul-de-sac street and surrounded by quality homes, this property offers a quiet neighbourhood ambience, while being close to all the essential amenities. As you enter the light and airy living room, you'll be greeted by carpeted floors, reverse cycle air conditioning, and a welcoming atmosphere. The immaculate U-shaped kitchen comes equipped with a dishwasher, ample storage, and electric cooking facilities. With two separate outdoor courtyards, you'll have plenty of low-maintenance outdoor space to enjoy, including an undercover area and easy-to-maintain gardens. This charming home features built-in mirrored wardrobes in all bedrooms and a central 2-way bathroom accessible from the main bedroom. The family-friendly bathroom has a separate toilet and a shower/bath combination, while an additional spare toilet can be found in the laundry area. Parking is a breeze with a single garage featuring a motorised door and undercover external access. Don't miss this fantastic opportunity to secure a lovely property in a sought-after location. Book your inspection today.