

**9 Heron Road, Catalina, NSW 2536**



**Sold House**

Friday, 22 September 2023

9 Heron Road, Catalina, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



Sandra Masters  
0416121155



Jessica Williams

**\$710,000**

My owners build is now complete! And this means this much loved family home must be sold! Size and locations are an absolute tick here! Directly across the road from the award winning Catalina Golf Course, providing you with a lovely bushy outlook and a walking path across the greens. At the rear is equally serene with direct access to water reserve, further cementing the woodland outlook from each window and minimising neighbours. With 4 bedrooms, 2 bathrooms, 2 living areas and loads of storage space (even a laundry chute!) there is a lot of property for your money. The owners have even renovated the kitchen which will inspire your culinary adventures! From this kitchen window you can watch the kangaroos graze, the ducks gather and the bird life thrive, it is easy to forget you are just a 6 minute drive from the town centre! One of the standout features of this property is the flexibility that this floor plan offers. With an upstairs living area and a downstairs rumpus room plus a bathroom on each level, it could easily be converted to accommodate two separate dwellings with separate access to the lower level. Imagine the possibilities – rent one out, live in the other, or create a dual-family haven with dual income potential. Situated on a generous 613sqm land, this solid brick and tile beauty boasts an extended lock-up garage, spanning the entire length of the house, offering generous space for a work bench, motorcycles plus the car. An additional, convenient drive-through carport leading to a spacious yard – perfect for storing all your outdoor toys, while still ensuring the kids have plenty of room to play! Another crown jewel of this property is the big wrap around, north-facing deck, where you can unwind, entertain, and soak up the sun. Step straight out from your spacious family living and soak in the tranquil views of the bush lined golf course. It's the ideal spot for hosting gatherings or enjoying your morning coffee. Motivation is the keyword here. The owners have completed their dream build and are eager to make this your new dream home. Don't miss out on this incredible opportunity to own a slice of paradise. Act fast – your perfect home awaits! Features include:- Large north facing deck with filtered golf course views- Single lockup garage/workshop with internal access- Carport – ideal for boat with side access- Under stair storage and linen press- Large fully fenced backyard backing on to nature reserve- Family bathroom with bath and shower- Separate powder room- Reverse cycle air-conditioner upstairs living room- Ceiling fans in living room and main bedroom- 6 minutes' drive to Batemans Bay- Land size 613 m2- Rates \$2,621- Potential rent \$550 - \$600p/w