

**13 Derribong Ave, Catalina, NSW, 2536**



**House For Sale**

Friday, 1 November 2024

13 Derribong Ave, Catalina, NSW, 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Elevated Living with Water Views

Settle in effortlessly to this beautifully presented home with great street appeal and a contemporary coastal design with modern features throughout. Take in the glorious sweeping views of the Bay from balconies on both levels - a perfect setting for relaxation or entertaining.

The entry level offers expansive sun-drenched interiors with open plan living/dining and stylish modern kitchen with gas cooktop and plenty of storage and bench space seamlessly flowing to the entertaining deck which serves as an extension of the living area perfect for alfresco dining and a place to relax and enjoy the view. Also on this level are two bedrooms with built-in-robos, the main bedroom with ensuite and a powder room.

An additional spacious living area downstairs offers flexible living options and plenty of space for the family to spread out with access onto a second deck enjoying the private grassed backyard. There is a third bedroom, a family bathroom, separate laundry and additional storage under the house.

This wonderful home would appeal to a range of buyers in a sought-after location, close to several beaches, schools, Catalina Golf Club, sports grounds and Batemans Bay town centre. Perfect for those seeking to create their own private coastal retreat or looking to expand their investment portfolio.

Features include:

- Elevated position with panoramic Bay views
- Front row position to enjoy the Batehaven New Years Eve Fireworks!!
- Single detached carport
- Timber front deck
- Two covered rear decks with water views
- Bamboo flooring in the living areas and R/C air-conditioning
- Modern kitchen with lots of bench space and storage, double pantry, gas cooktop and electric oven
- Carpet and built-in-robos in all 3 bedrooms
- Main bedroom with ensuite and bath
- Easy care gardens and large grassed backyard
- Land Size 689m<sup>2</sup>
- Rates \$3,138.60 p/a
- Potential rent \$600 - \$650 p/w