

# 6 Crane Court, Catalina, NSW 2536



## House For Sale

Wednesday, 26 June 2024

6 Crane Court, Catalina, NSW 2536

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 652 m2

Type: House



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**\$689,000**

Welcome to 6 Crane Court Catalina ! This spacious 3 bedroom, 1 bathroom home is a unique character home, something that we rarely come across on the market and it is a privilege to introduce you now. Located in a cul-de-sac with peaceful nature reserve at the back of the property this is the perfect place to call home. Situated on a generous 652m2 block this property offers plenty of room to relax and enjoy both the indoors and outdoors. Step inside to find a beautifully designed interior with hardwood flooring, an abundant size living space with lovely french doors and a dining area perfect for entertaining. The kitchen features modern cabinetry and plenty of benchtop area. Leading upstairs you will find the 3 bedrooms, a great place to relax complete with Juliette balconies off two of the bedrooms, high raked ceilings and two of the rooms with built in robes, there is a fully renovated private bathroom conveniently located also on this level. Outside, you'll find a deck overlooking the yard, perfect for enjoying your morning coffee or hosting a BBQ with friends and family. The attached garage provides convenient parking and copious amounts of storage space.\* Large wrap around deck (two sides of the home) overlooking leafy reserve off the main living room\* Reverse cycle A/C living room\* 2 x Juliette balconies off bedrooms\* Laundry and extra toilet on entry level\* Internal access to garage with remote\* Renovated bathroom\* Hardwood flooring\* French doors throughout the downstairs living area\* 652m2 block, water tank\* Rented until recently @ \$550/wk (currently vacant)\* Council rates: \$2,751/yr Only 1.4klms to Club Catalina with it's 27-hole Championship Golf Course, bars and bistro. Around 4mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. Perfect for the owner occupier (move in ready), astute investor or those just looking for something different as a 'Coast Home'. Call to arrange an inspection at your earliest convenience !