



20 Riverview Crescent, CATALINA, NSW 2536

Spacious Dual Level Home with Views & Flexibility

This inviting home in the heart of Catalina is a genuine find, offering space, comfort, and versatility across two self-contained levels. Whether you're an investor seeking dual income potential or a growing family wanting extra room to move, this property ticks all the boxes.

Upstairs features three generous bedrooms, a light filled living area, and a balcony capturing the peaceful outlook. The kitchen is neat and functional, perfectly positioned beside the open plan living and dining zone that flows seamlessly to the outdoor entertaining space.

Downstairs reveals a fully equipped one bedroom setup with its own kitchenette, bathroom, laundry, and open living area, ideal for extended family, guests, or a private rental opportunity.

With a total of four bedrooms, two bathrooms, and dual living zones, this is a home that offers true flexibility and long-term value.

Outside, you'll find a spacious yard, covered carport, additional storage areas, and

TYPE: For Sale

INTERNET ID: 121P4440

SALE DETAILS

\$599,000

CONTACT DETAILS

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The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

established gardens that add privacy and charm. The property sits just moments from the Catalina Golf Club, local schools, and the Batemans Bay town centre.

Highlights:

268 sqm (approx.) of total floor area

Upstairs: three bedrooms, main bathroom, spacious living and kitchen, and large balcony with views

Downstairs: one bedroom self contained area with kitchenette, living, bathroom, and laundry

Covered carport plus ample storage

Dual occupancy potential or ideal for multi-generational living

Close to the golf course and Catalina Club

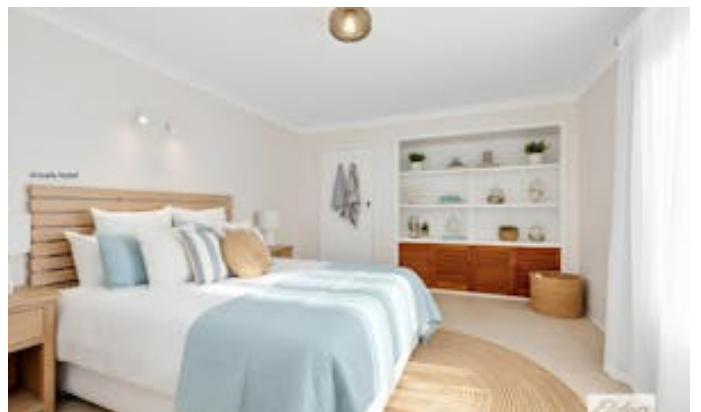
This is a wonderful chance to secure a substantial home in one of the Bay's most convenient locations. Whether you move straight in, rent one level, or update over time, the potential here is outstanding.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Carpeted

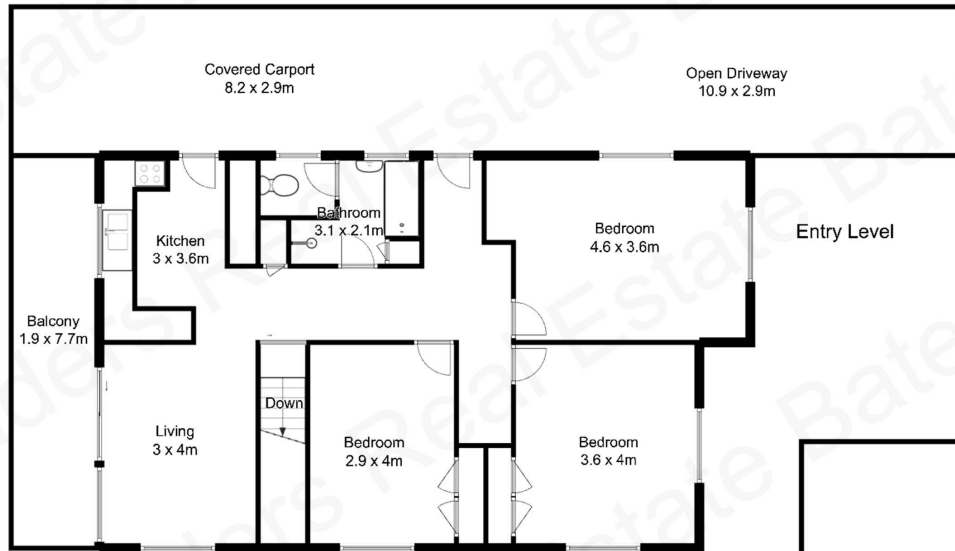
- Land Area 604.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport











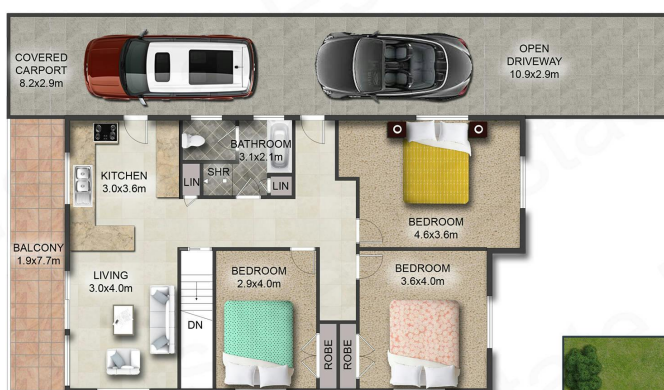
Approximate floor area
268 square metres



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268 square metres

Block Size
604sqm



ENTRY LEVEL



LOWER LEVEL

All measurements and boundaries are approximate and are intended as a guide only



SITE PLAN