

## 63 Heron Road, CATALINA, NSW 2536

### First Impressions That Last - At a Price You'll Love!

From the moment you arrive, this home makes an unforgettable first impression. With its timeless grey, white and stone exterior, lush green hedge and thoughtfully planted gardens framed by durable concrete sleepers, the street appeal is undeniable - and built to last. Dual front and side entry points offer easy access and flexibility for everyday living.

Step inside and be welcomed by light-filled interiors and an airy open-plan layout. Large glass doors invite natural light to flood through the living space, while the stunning balcony with its stylish skillion roof provides the perfect spot for morning coffee or evening sunsets.

Freshly updated with new paint, blinds, timber plank flooring, bathroom and a crisp, neutral kitchen, every detail feels modern and inviting. The kitchen itself is a delight to cook in, with Westinghouse appliances, a gas cooktop and electric oven, making everyday meals or entertaining a breeze.

Two well-proportioned bedrooms flow seamlessly to the living area, which spills out to the balcony for effortless indoor-outdoor living. Entertaining here would be a joy, with the home's natural cross-breeze enhanced by reverse-cycle air conditioning and a ceiling fan for year-round comfort.

Security and sustainability have also been thought of - the property features a Swan

**TYPE:** For Sale

**INTERNET ID:** 121P4726

**SALE DETAILS**

**\$620,000**

**CONTACT DETAILS**

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security system, 9 solar panels, a colourbond-fenced yard ideal for pets, and concrete pathways for easy maintenance. A double carport and colour-coded storage shed complete the package, ensuring ample space and practicality.

This property truly ticks every box for downsizers, first-home buyers, investors or anyone seeking a low-maintenance retreat. With its unbeatable price point and exceptional value-for-money, opportunities like this don't stay on the market for long - so act fast to make this incredible home yours.

**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.

- Land Area 665.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2



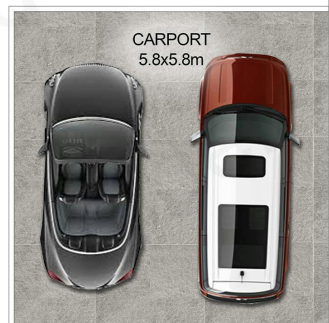






Approximate floor area  
92 square metres

Block: 665 square metres



FLOOR PLAN



SITE PLAN

All measurements are approximate and are intended as a guide only