



## 23 Sandpiper Place, CATALINA, NSW 2536

### A Garden Retreat with Character and Charm

Tucked away at the end of a quiet street, this delightful home offers both privacy and serenity, with a leafy bush reserve as your natural backdrop. From the moment you arrive, the love and care of an avid gardener is on full display, with established gardens framing the welcoming entry and setting the tone for what lies within.

This solid brick home, built with a split level design, is filled with character. Inside, exposed beams crown a raked ceiling, while textured concrete walls not only add unique style but also provide excellent insulation. Sunlight streams through generous windows, filling the interiors with natural warmth and charm.

A quaint verandah at the front invites you to pause, sip a cuppa, and soak up the beauty of your gardens before stepping through glass sliding doors into the inviting lounge. From here, a gentle split level leads you to four bedrooms, all with built-in wardrobes and enjoying the benefit of natural light.

The kitchen, with its neutral tones and bright outlook, offers a practical yet cheerful hub for the home. Additional comforts include split-system air conditioning and charming awning windows at the front.

**TYPE:** For Sale

**INTERNET ID:** 121P4744

**SALE DETAILS**

**\$710,000**

**CONTACT DETAILS**

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**Rebecca Shephard**  
0413 580 309

Outdoors, the backyard is fully fenced and designed for relaxation, with a tiered layout that enhances the calming, peaceful atmosphere as you gaze out to the reserve beyond. Privacy is assured here, with no neighbours behind â## just tranquil, leafy surrounds. The rear of the home also offers practical access underneath and is fully pathed, adding to the functionality of the space.

A single gable-roof carport and lockable garden shed provide everyday convenience.

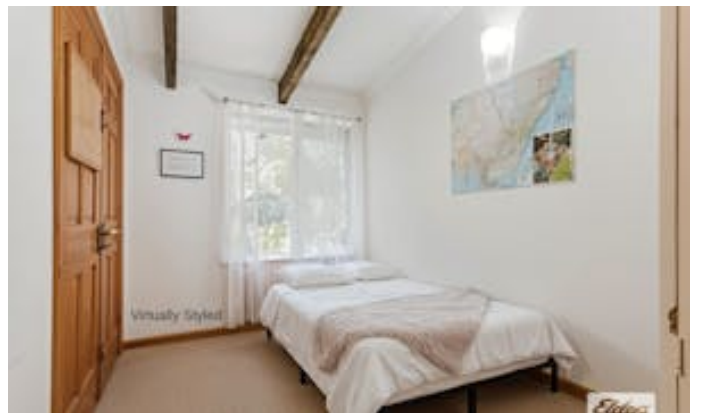
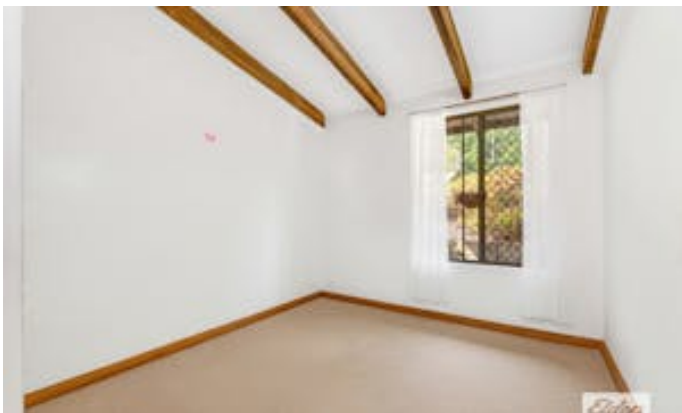
With its combination of charm, privacy, and a warm garden embrace, this is a home that feels instantly welcoming â## a perfect retreat to call your own.

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Other features: Close to Schools, Close to Shops, Openable Windows

- Land Area 806.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single carport











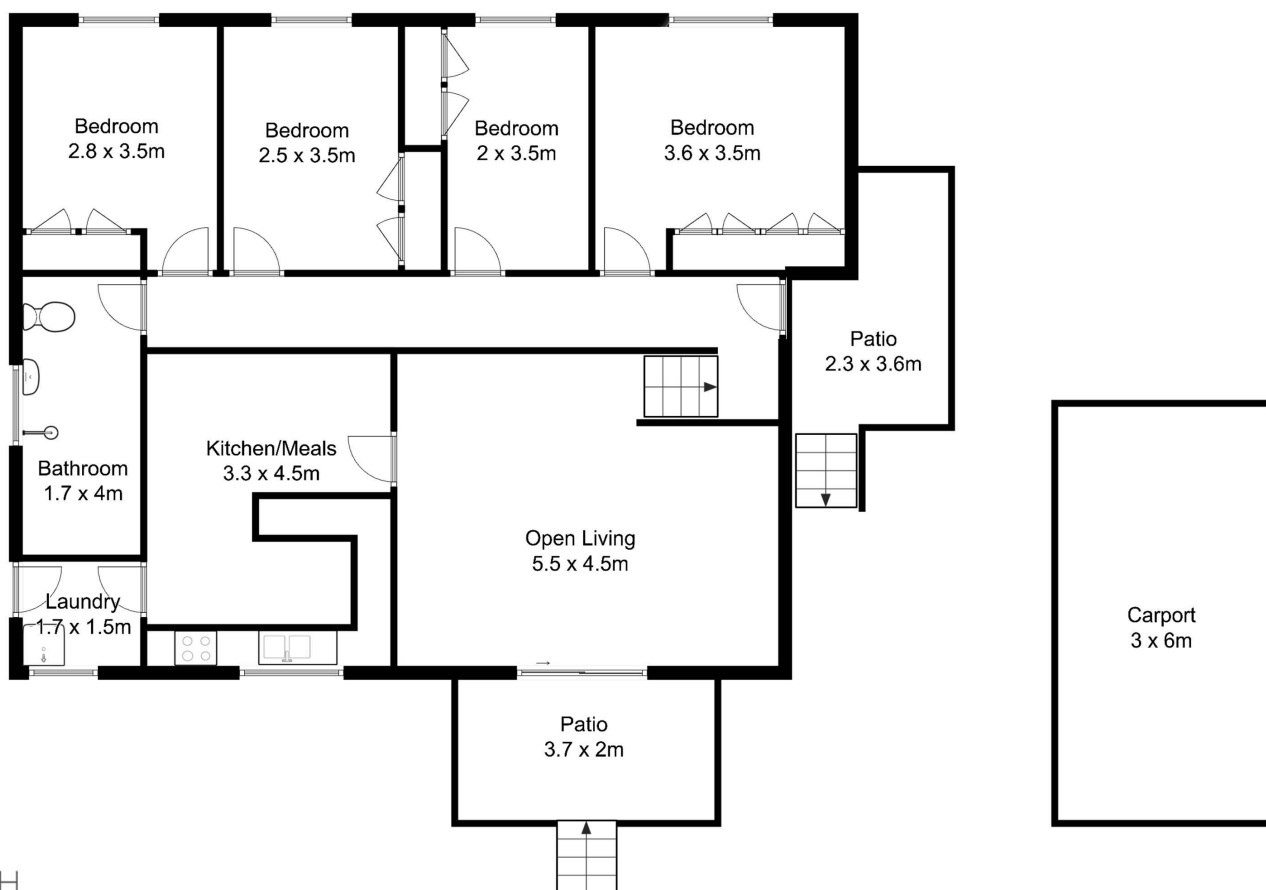






Approximate floor area  
House: 152 square metres

Block Size  
806 square metres



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



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FLOOR PLAN



SITE PLAN



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