



32 Calga Crescent, CATALINA, NSW 2536

Solid, Spacious and Brimming with Potential

Step inside this much loved family home and you'll immediately see the potential. With a generous floor plan and great bones, this is a property ready for its next chapter.

There's plenty of space for everyone with three comfortable bedrooms plus a nook for a study, multiple living areas, and a large covered verandah perfect for entertaining or relaxing outdoors.

The solid brick construction, wood fireplace, and light filled interiors give the home a warm, welcoming feel. The kitchen and bathroom may be original, but they're neat, functional, and offer a fantastic foundation.

Set in an, established street, just minutes from the Catalina Golf Club, local shops, and Batemans Bay CBD, this home represents a golden opportunity whether you're looking to renovate, invest, or settle into a home with plenty of potential to make your own.

Features include:

TYPE: For Sale

INTERNET ID: 121P4758

SALE DETAILS

\$680,000

CONTACT DETAILS

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- Solid brick home on approx. 177sqm floor area
- Separate lounge, dining and family rooms
- Bar
- Large kitchen overlooking the verandah
- Wood fireplace and reverse cycle air conditioning
- Double vanity bathroom plus internal laundry
- Single drive through Garage
- Level, landscaped front yard

Homes like this are becoming rare - honest, spacious, and ready for a fresh start.

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

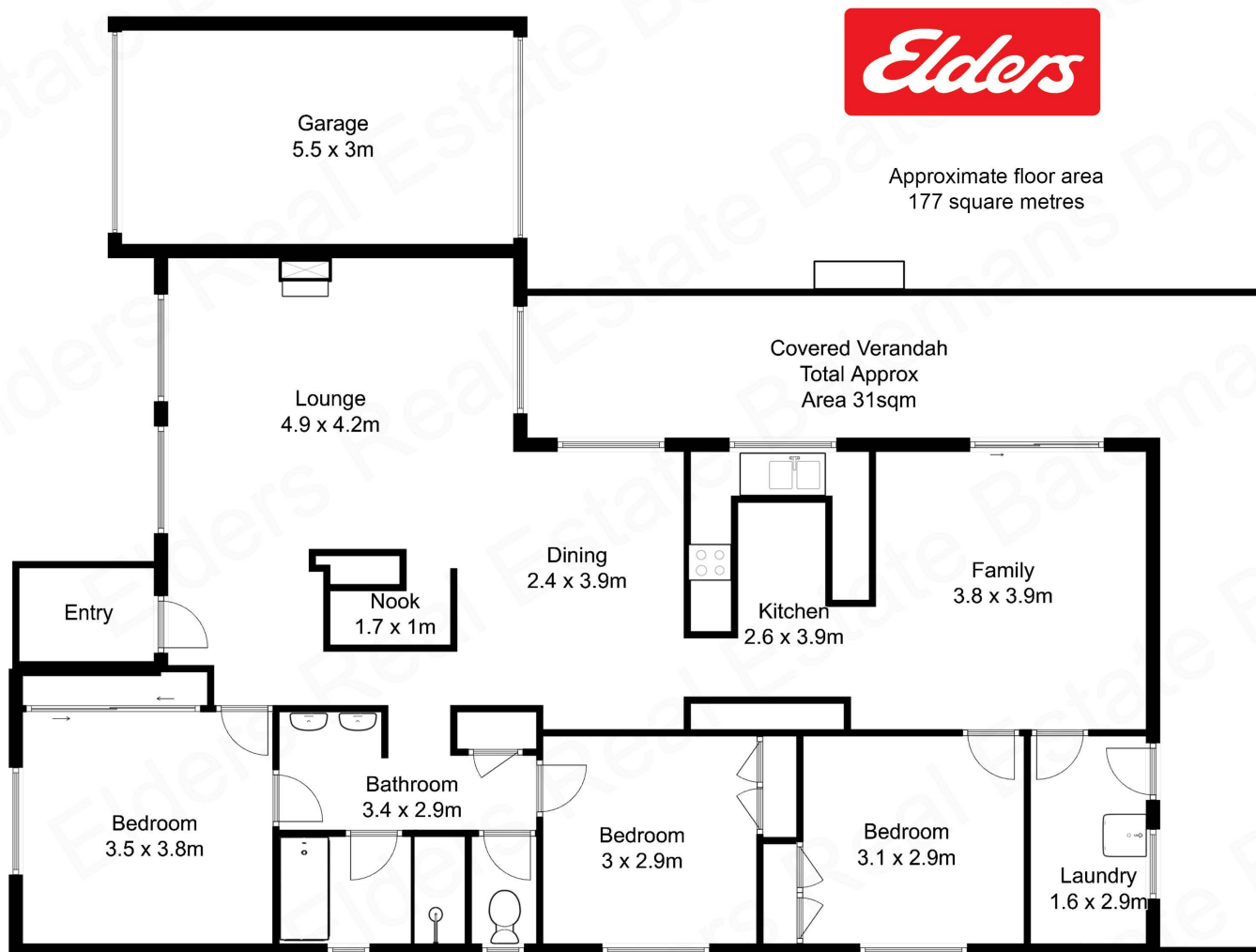
- Land Area 558.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage











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