



44 Ridge Street, CATALINA, NSW 2536

A Spacious Family Haven with Room for Everyone

Set across two generous levels, this beautifully versatile home offers an abundance of space, comfort and functionality, perfect for large families, blended households or those who simply love to spread out. The property is currently tenanted, offering an immediate return for investors or flexibility for future plans.

Entry on the upper level immediately sets the tone, with warm timber floors flowing throughout the main living zones. The main bedroom is privately positioned and features a built-in robe, ensuite, ceiling fan and reverse-cycle air conditioning for year-round comfort. Bedroom two also includes a built-in robe, while bedroom three is thoughtfully fitted with shelving and a built-in desk, ideal for work or study.

A large main bathroom sits nearby, complete with a freestanding bath that creates a relaxed, retreat-like feel. The living room is impressive in scale, anchored by a cosy fireplace. The dining room sits just off the kitchen, perfectly placed for family meals, with the kitchen offering ample storage, a dishwasher and electric cooking. A sunroom extends the living space even further, opening out to the deck for easy entertaining.

Downstairs adds another layer of flexibility. A combined bathroom and laundry services this level, along with two carpeted bedrooms featuring built-in robes. The rumpus room,

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TYPE: For Sale

INTERNET ID: 121P4771

SALE DETAILS

\$880,000

CONTACT DETAILS

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finished with vinyl floorboards and direct access to the backyard, creates a fantastic breakout zone for kids or teens. Completing the lower level is a dedicated media room, carpeted for warmth and fitted with a retractable projector screen, ready for movie nights at home.

Parking and storage are well catered for with a double enclosed carport plus a separate garage, offering plenty of space for vehicles, tools and toys.

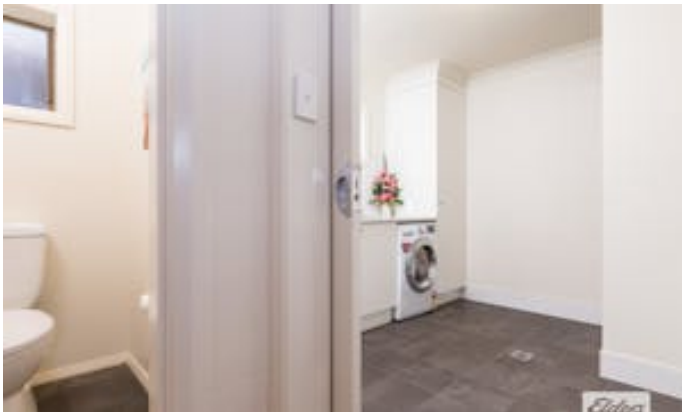
44 Ridge Street is a substantial family home designed for comfortable living, with options for everyone in the household. Currently tenanted and offering strong potential, it provides both space and lifestyle in a convenient Catalina location.

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 604.00 square metres
- Building Area: 256.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 1
- Double garage
- Ensuite
- Floorboards

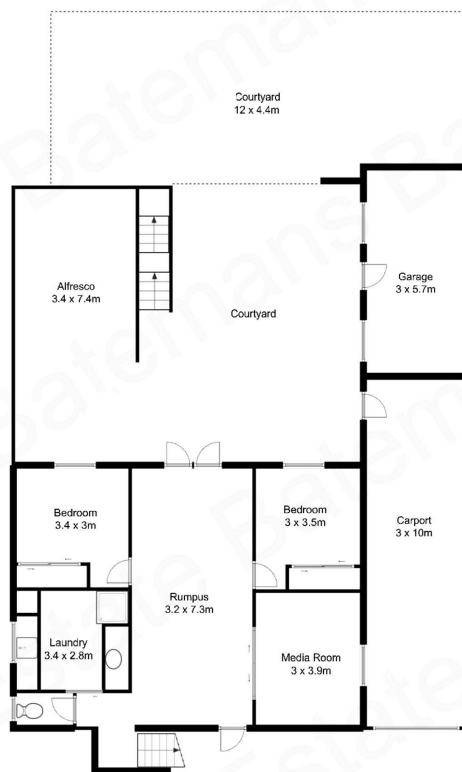
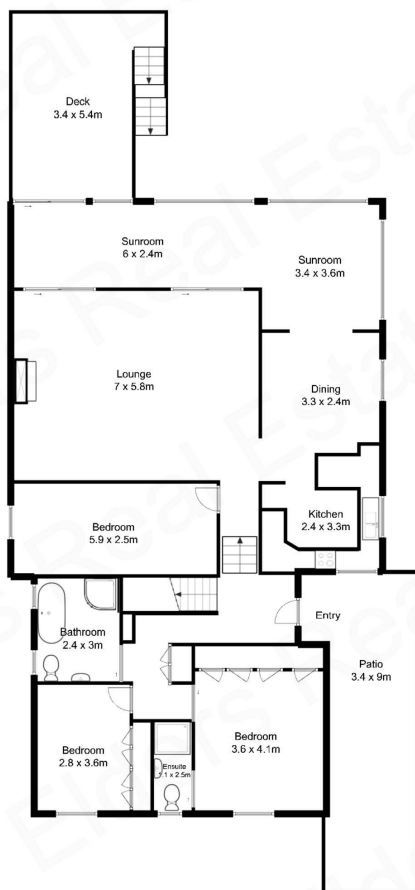








Approximate floor area
300 square metres



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

