



## 40B MELALEUCA CRESCENT, CATALINA, NSW 2536

A wonderful place to call home

What a wonderful place to call home. With it's spacious living areas, sunlit courtyard and convenient location, this is it! Step inside to find how every inch of this home is as neat as a pin. It has three bedrooms, two bathrooms and a single garage, the kitchen has plenty of storage space, and the open plan makes for great living, with separate laundry and a private patio in the backyard. If you are downsizing, this is what you are looking for. Come and take a tour and see for yourself.

Council rates: \$2403.50 p/a

Potential rent: \$410 - \$450 p/w

Land size: 365sqm

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

- Land Area 365.00 square metres
- Building Area: 88.00 square metres
- Bedrooms: 3
- Bathrooms: 2

**TYPE:** Sold

**INTERNET ID:** 22778663

**SALE DETAILS**

**\$549,000**

**CONTACT DETAILS**

**Batemans Bay Real Estate, Elders Re**

Shop 3, 6 North Street  
BATEMANS BAY, NSW  
02 4472 1488

**Greig McFarlane**  
0412 725 505

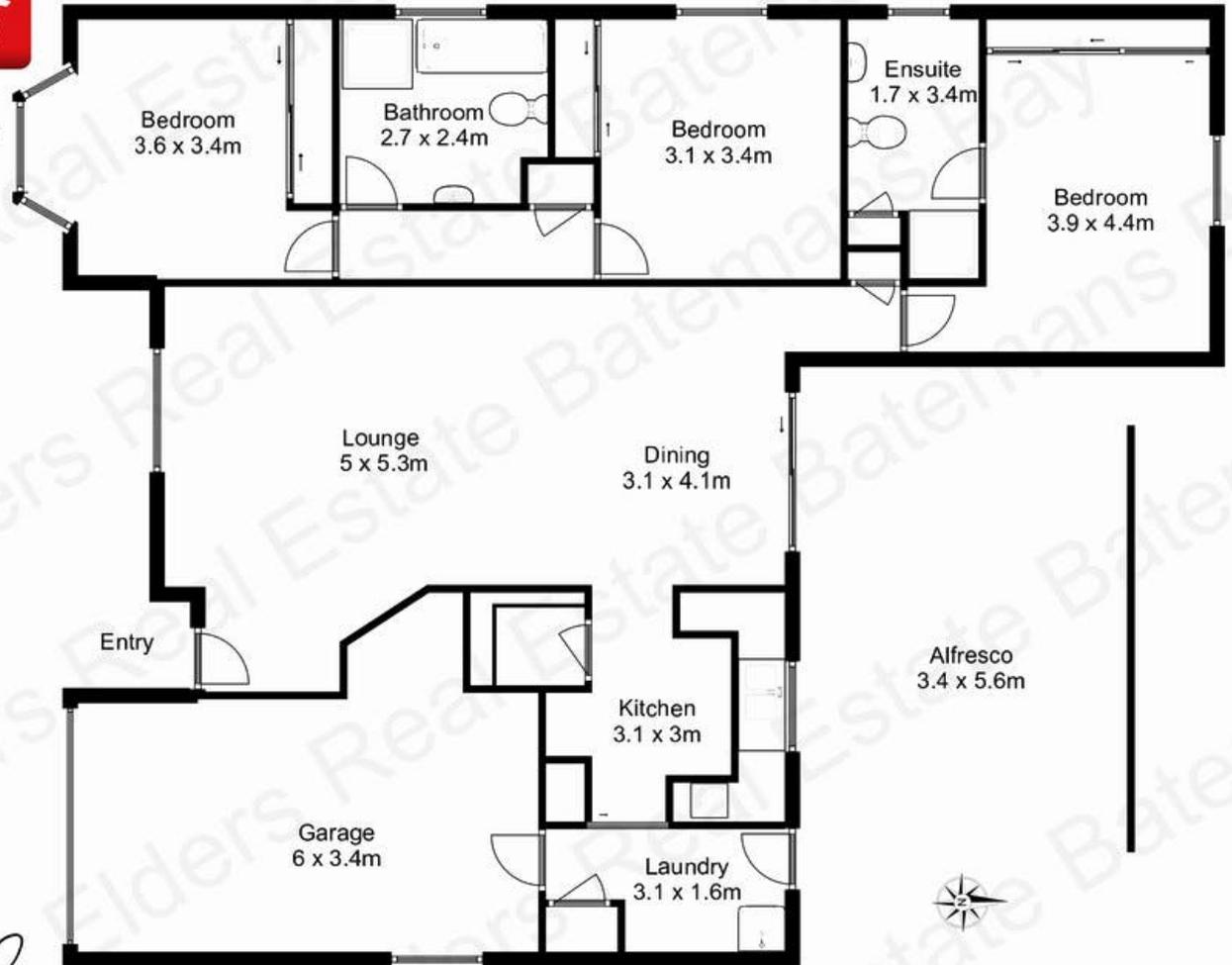
- Single garage
- Air Conditioning







Approximate floor area  
170 square metres



All measurements are approximate and are intended as a guide only