

**19A Catlin Ave, Batemans Bay, NSW, 2536**



**House For Sale**

Tuesday, 19 November 2024

**19A Catlin Ave, Batemans Bay, NSW, 2536**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **Dual income opportunity.....all within 320m to the boat ramp !**

Welcome to 19A Catlin Avenue, Batemans Bay. This versatile executive townhouse offers an incredible lifestyle and investment opportunity with self-contained accommodation downstairs.

Upstairs features two spacious bedrooms both with BIR's, open-plan living with reverse cycle A/C, ceiling fan, a modern kitchen with breakfast bar, and two private balconies to sit, relax and listen to the waves. There is also a European laundry for added convenience.

Downstairs you will find a large studio apartment with living room, kitchen, private ensuite and plenty of storage space. The separate entrance is perfect for rental income or a guest suite there is a patio area and direct access to the fully fenced rear yard and 3,000ltr water tank.

The large lock-up garage is generous in height and width to accommodate a boat, multiple cars, or extra storage-perfect for those who love boating and need secure parking space.

### **Prime Location:**

350m to the Beach: Enjoy the water, sand, and stunning sunsets within a short stroll.

320m to the Boat Ramp: Easy access for boating, fishing, and water sports enthusiasts.

300m to Sports Ovals, TAFE, and Library: Convenience for families, students, and active lifestyles.

### **Holiday Let Appraisal:**

Peak Season - \$2,905/wk

High Season - \$2,170/wk

Mid Season - \$1,820/wk

Low Season - \$1,400/wk

Permanent Rental Appraisal : \$600-\$655/wk

Council Rates: \$2,756/yr

Only 3mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. This property is ideal for investors seeking dual-income potential or homeowners looking to capitalize on a prime location close to key amenities.

An excellent opportunity for dual-income or a coastal lifestyle with ample space for vehicles and recreational gear!