

6/10-12 Catlin Avenue, Batemans Bay, NSW 2536



Unit For Sale

Thursday, 9 January 2025

6/10-12 Catlin Avenue, Batemans Bay, NSW 2536

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Pat Jameson
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\$485,000 to \$515,000

Ideal holiday getaway or perfect retirement opportunity, this well-presented top floor 2-bedroom unit is nestled in the sought-after area of Hanging Rock with 24-hour pet friendly Corrigans Beach at the end of this quiet street. A lifestyle opportunity awaits with swimming, fishing, boating and golf all on your doorstep. The open plan living delivers lovely sunlit interiors with easy flow out onto the full length north facing balcony for you to enjoy your morning cup of tea with an elevated outlook. Comprising two bedrooms with built-in robes and a main bathroom with combined laundry. Positioned for ease and accessibility, this property offers an effortless lifestyle. Enjoy an easy, level stroll to Batehaven's shopping village and nearby Batemans Bay town centre. The unit backs onto community amenities, including sporting grounds, tennis courts, a skate park, and the local library, cafe and University of Wollongong campus. For golf enthusiasts, the renowned Catalina Country Club is just a short walk across Beach Road, offering a world-class 27-hole course, social drinks, or a great meal with friends. Whether you're seeking a coastal escape, retirement home or an addition to your property portfolio, this unit delivers the best of all worlds in a great location. Features include:- 2 bedrooms with built-in robes and carpet- Full length north facing balcony (with new external power points)- Open plan living with new R/C air conditioning- Well-equipped kitchen with electric cooktop and stove- Security locks on windows and doors- Single lockup garage- Combined bathroom/laundry- New railings/balustrade to exterior stairs- New LED lights in kitchen and bathroom- Potential rent \$450 p/w- Strata \$2,893 p/a- Rates \$2,645.41 p/a