

**242 Wattle Tree Road, Holgate, NSW 2250**

**GITTOES**

**Sold Acreage**

Friday, 1 March 2024

242 Wattle Tree Road, Holgate, NSW 2250

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 8700 m2**

**Type: Acreage**



Ingrid Medicott

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**\$2,075,000**

This comfortable family home is set upon 2.15 near-level fenced acres. The rear paddock gate leads to the Bamboo Buddha in just a few moments for coffee, (when it re-opens under new ownership!) and it's only a 400m walk to Holgate Primary School. A welcoming alfresco area with a Vergola is the focal outdoor living area of the home, with a private setting created by native and exotic plantings. Internally the functional floorplan provides spacious rooms with good storage space. An attached self-contained flat, with its own entry, offers the opportunity for dual occupancy or a home business set-up. Recent improvements include full internal painting, carpeting, covered LED downlighting, replacement of some ceiling fans and the installation of a new stone benchtop and sink in the kitchen. The well-planned external areas, with mature trees and gardens are easily maintained. There are multiple water tanks, a garden shed and plenty of off-street parking. The paddock has a minimum of 1.6 acres of useable land with fencing to three boundaries and is accessible from the main driveway or via an additional entry gate in the rear corner. The proposed new C4 zoning will also allow for detached dual occupancy and or secondary dwellings (STCA) which adds another element to the attractiveness and opportunity of this property. With the bus stopping across the road, schools, restaurants, shops and beaches only minutes away, the property has easy access to everything the Central Coast has to offer. Gosford and Lisarow train stations, and the M1 Motorway, are also just a short drive away.