

# 32 Katandra Road, Holgate, NSW 2250

## Sold Acreage

Friday, 29 September 2023



32 Katandra Road, Holgate, NSW 2250

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



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**\$2,000,000**

Nestled on five north facing acres in a quiet and private location, this solid, well-built single level home has multiple living spaces for the family to enjoy and offers a tranquil idyllic lifestyle. Enjoying beautiful vistas from every window and a lovely outlook, this is the perfect opportunity to secure an original home in a prime location. The property also benefits from being adjacent to Katandra Recreational Reserve, known for its popular bush walks. A mature garden with tropical and exotic plantings and an integrated fishpond with its own bridge and waterfall greet you upon entry, bringing a sense of serenity to the home. It opens into the carpeted lounge and dining space complete with a slow-combustion fireplace, and flows through to the kitchen which serves as the hub of the home, connecting the living areas. The family room also has a fireplace and leads out through glass sliding doors to the oversized tiled sunroom that is also accessible from the dining room and games room/office. Four of the five bedrooms are situated at one end of the home, ideally configured for families. The largest bedroom could also serve as a rumpus, and all bedrooms have built-in robes, with the master also having an ensuite. The main bathroom has a separate bath and shower, and there is a bathroom amongst the sleeping quarters with both internal and external access to the deck which is very handy when entertaining. This decked space houses the Monarch Swim Spa and leads down to the abundant grassed areas. Features throughout the home include ducted air conditioning, raked ceilings in the lounge, sky lights and ceiling fans. There is garaging for three cars, and the detached shed has an annexe / car port suitable for a caravan. The property has its own dam and bore, meaning that water is plentiful. The multiple grassed areas are suitable for creating extensive gardens or dividing into paddocks for horses or other farm animals. Or leave them as they are and enjoy the rolling lawns which are great for family fun and easy to maintain. Located in the exclusive Holgate-Matcham Valley, minutes to stunning local beaches, the delights of Terrigal with its cafes and dining restaurants, Erina Fair shopping centre and the Central Coasts best public and private schools including Central Coast Grammar. Email the agent for a detailed eBook. If you don't receive it in 30 seconds please check your junk mail! **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, Gittoes Leaders In Property does not make any representation as to the accuracy of the information contained in the advertisement. Gittoes Leaders In Property does not accept any responsibility or liability and recommends that any client conducts their own investigations and enquiries. All images are indicative of the property only.