

4/380 Matcham Road, Matcham, NSW 2250

GITTOES

Acreage For Sale

Thursday, 21 March 2024

4/380 Matcham Road, Matcham, NSW 2250

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Acreage



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\$2,900,000 - \$3,190,000

This tightly held property is undoubtedly one of the Matcham valley's best kept secrets. A sense of peace emanates from this very special sanctuary, which backs onto Wambina Nature Reserve. Encompassing 6.4 fenced and predominantly useable acres, the property has extensive equestrian facilities making it hard to believe that it is just over 2km as the crow flies, to the beach! The unique home is reminiscent of a Tuscan Villa with its patinated ochre façade and terracotta paved courtyard. The open plan upstairs living space features recently polished bamboo flooring, freshly painted internal walls, covered LED downlighting, a well-appointed kitchen with quality appliances, three bedrooms and a bathroom with an impressive, raised shower with an 'Arcisan' shower 'arm'. To the front and rear of this level are Juliet balconies where you can relax and enjoy the scenic vistas and sea breezes. The entry level is equipped with its own bathroom and kitchenette, open plan living space with a slow-combustion fireplace, polished concrete flooring and soaring ceilings. Formerly an artisan's studio it truly is a blank canvas, with many options for reconfiguring your dream home - integrate the two levels into one large home, leave the entry level as self-contained accommodation for in-laws or a teenage retreat, or even a work from home / home business arrangement. A work-of-art in itself, the hand-crafted stone pizza oven was constructed using ancient techniques of dome building and sacred geometry and is the focal point of the outdoor entertaining area. The purpose-built equestrian facilities include a flood-lit, full-sized (60 x 20m) dressage arena with sandstone block edging, stabling for four horses with self-filling water troughs and rubberised flooring, a round yard, hot water wash bay, large tack and feed rooms and self-filling double drinking troughs providing water in all four paddocks. The property has impressive stone entry pillars with remote electric gates and post and rail fencing to the boundaries. In addition to the tank water supply there is a bore with a 100,000L submerged concrete tank, ensuring an endless water supply. A netted vegetable and fruit tree garden with chicken run sits on level ground between the home and the stables completing the offerings of this unique holding. The proposed future zoning of this property will also allow for detached dual occupancy and or secondary dwellings. (STCA) It's hard to believe there is more, however, the school bus stop is close by and the best of the Central Coast's restaurants, shops and beaches are just minutes away. The M1 is easily accessible.