

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

**GITTOES**

**Acreage For Sale**

Saturday, 18 November 2023

447 Wattle Tree Road, Holgate, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: Acreage**



Ingrid Medicott

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### **Expressions of Interest On Or Before 14.12.23**

This home re-defines the term unique. Painstakingly hand-crafted over a six-year period using recycled materials, some dating back to the early 1800's and sourced from throughout Australia and internationally, this home will be truly appreciated by those seeking the extraordinary. Nestled amongst lush rainforest-inspired gardens on a 2.5acre parcel, the home offers a sanctuary away from the hustle and bustle of life, a place that is yours alone within a private and tranquil setting. Created using recycled sandstone, including convict-cut stone from the Old North Road, marble, mahogany, cowrie, and other hardwoods from structures that no longer exist, this home holds history and stories from days gone by. Viewing this property will be a real experience, along with the decision to be its future owner. The home has three bedrooms, an ensuite and study to the master bedroom, a generous lounge room with soaring 4m ceilings, dining area and kitchen complete with a freestanding Rangemaster Dual Fuel Combi stove, oven & rangehood and a top-of-the-range Asko brushed stainless steel dishwasher. The balcony has Mahogany decking boards, handmade galvanized awning brackets and balustrades and a high vaulted ceiling. The floor and wall tiling in the main bathroom is hand-cut organic marble laid 'crazy style', there is a clawfoot bath & basin sourced from a Sydney monastery, cabinetry made from vintage Oregon timbers, and brass 'Broadware' tapware and a rainwater shower rose. Leading down from the main bathroom, and accessible from the balcony, is an incredible indoor marble plunge pool with 12 jets and heating to 40 degrees. The room has internal timber lined walls & ceiling with timber windows bathing the room with natural light and providing views across the rainforest inspired gardens. For those requiring additional space or 'a project', the property has D.A. approved plans for an upstairs extension, which will add a large new ensuite and walk-in-robe, a fourth bedroom, a powder room, a living room and balconies to three sides. A large keyhole shaped swimming pool and cabana have been designed for the ground level. In addition, the property has a gated entry with a concrete horseshoe driveway, post & rail boundary fencing to the front and side boundaries, a large garage with a loft, and a carport, which can accommodate six vehicles including a boat. There are also level grassed areas and sandstone retained gardens. This property is conveniently located close to Central Coast Grammar and Holgate Primary Schools, shops, restaurants, beaches, public transport links and the M1 Motorway. Email the agent for further property details including the D.A. approved plans. If you don't receive a response within 60 seconds please check your 'Junk' folder.