

**7 Carlton Road, Holgate, NSW 2250**



**Residential Land For Sale**

Monday, 22 January 2024

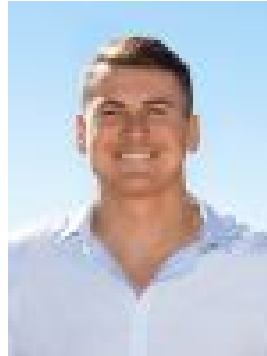
7 Carlton Road, Holgate, NSW 2250

Area: 2 m2

Type: Residential Land



Mat Steinwede  
0243844566



Jordan Bulmer  
0243844566

## Auction

At the entrance to the exclusive Matcham Valley sits this rare chance to capitalise on a prime location, this vacant 2.18 hectare parcel presents DA approved plans for two lucrative dual-occupation homes or educational institution. Set opposite Central Coast Grammar School, it's a walk to Erina Fair while moments to beaches.- Unique blank canvas offering in a premier Holgate address- Ready to build on with electricity, water connected- Represents an excellent proposition for astute developers- Offers DA approved plans for two large homes or educational institution- Outstanding opportunity for an idyllic convenient lifestyle- Live in one, rent out the other, Airbnb, operate your business- Within walking distance of the local IGA and dining choices- Minutes drive to Wamberal, Terrigal and Avoca beaches/lagoons- Close proximity to Gosford's colorful lifestyle precincts- Prime exposure for business, beautiful outlook, astute opportunity

KEY DETAILS: Council Rates \$3,046pa Water Rates \$994pa