

4/116 The Ridgeway, Lisarow

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Sale & Property Details

Auction Saturday 29th July at 1:15pm

View Saturdays 1:00pm - 1:30pm

Council \$2,095.71 p.a

Land 5 acres

Internal Floor 420sqm

Description & Video



[Watch Video](http://youtube.com/watch?v=1LiBgK3OFIM)

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Private Setting & Picturesque Outlook

'Cockatoo Ridge' is set back from the road on 5 acres with a perfect aspect and outlook. The well-built home is double brick and steel frame construction on a concrete slab with beautiful Western Red Cedar framed windows and doors offering a rural vista from each and every room. The use of beautiful quality materials continues throughout the home with Blackbutt floor boards, solid Maple doors, New Guinea Rosewood cabinetry and Uba Tuba Butterfly granite. A spacious floor plan provides generous formal and informal living areas, a parents' retreat and alfresco living/dining. The fully lined garage has front and rear roller doors and is fitted with a laundry and ensuite. The useable areas of the property have been landscaped to ensure privacy but remain easy to maintain. With an attached pump, the dam is utilised for irrigation and a gravity fed water supply. The property is conveniently located with easy access to schools, train station and the M1 Motorway.

Features & Inclusions

EXTERNAL FEATURES

-
- • Raised garden beds
- • Dam
- • Water tank
- • Lemon, Lime, Naval Orange & Valencia Orange citrus trees
- • Post & rail fencing to front & entry of property
- • Wire fencing to remaining land
- • Sandstone steps & paved area at entry

INTERNAL FEATURES

-
- • Blackbutt flooring throughout
- • Solid Maple internal doors w/ brass handles
- • Maple architraves & 13cm Maple skirting boards
- • Wheel chair friendly
- • Ducted vacuum cleaning system

FOYER

-
- • Solid Western Red Cedar entry door
- • Lead light & Western Red Cedar panels
- • Storage cupboard w/ double doors
- • Single light fitting
- • Downlight

KITCHEN

-
- • Vac pan - underneath sink area
- • New Guinea Rosewood cabinetry w/ 40mm Uba Tuba Butterfly granite tops
- • New Guinea Rosewood wall cabinetry w/ glass display cupboards & brass knobs
- • Sliding windows to servery
- • Island bench w/ stool recess
- • Miele stainless steel dishwasher
- • Ilve 900mm stainless steel stove & double oven

- • Cata flued range hood
- • Double sink w/ double drainer
- • Appliance cupboard
- • Walk-in pantry w/ shelving & utility storage area
- Down lighting

DINING & LIVING

-
- • Slow combustion fireplace w/ drawing system
- • Glass panelled sliding doors to verandah x 2
- Down lighting

BEDROOM 2

-
- • Walk-in robe w/ hanging rails & drawers
- Single light fitting

BEDROOM 3

-
- • Walk-in robe
- • Wall shelving
- Single light fitting

BEDROOM 4

-
- • Walk-in robe w/ shelving & rail
- Single light fitting

BATHROOM

-
- • Tiled floor
- • New Guinea Rosewood cabinetry w/ travertine splashback, basin & mirror
- • Brass tapware & towel fitting
- • Shower w/ brass shower rose & semi-frameless screens
- • Cast iron powder coated bath w/ travertine fittings & New Guinea Rosewood surrounds
- • Bathroom Buddy lighting w/ heat lamps & extractor fan
- Down light

POWDER ROOM

-
- • Tiled floor
- • New Guinea Rosewood vanity w/ basin, travertine splashback & brass tapware
- • Mirror
- • Brass towel fittings
- • Toilet suite
- • Single light fitting

LOUNGE

-
- • Western Red Cedar w/ glass panelled French doors
- • Open fireplace w/ brick hearth
- • Cedar mantle w/ brass inlays
- • Additional single light fitting
- • Down lighting

FORMAL DINING

-
- • Western Red Cedar door w/ glass panelled French doors
- • Additional single light fitting
- • Down lighting

HALL

-
- • Storage cupboard w/ double doors
- • Storage cupboard w/ triple doors
- • Walk-in linen/ storage cupboard

POWDER /UTILITY ROOM

-
- • Tiled floor
- • New Guinea Rosewood vanity w/ basin & brass tapware
- • Mirror
- • Brass towel fittings
- • Toilet suite
- • External door
- • Single light fitting

LAUNDRY

-
- • Tiled floor
- • Laminate cabinetry w/ laminate top & tiled splashback
- • Laundry sink w/ mixer tap
- • Dirty linen drawers
- • Wall cabinetry w/ clothes hanging rail
- • Storage cupboard
- • Robin Hood built-in ironing board
- • External door
- • Manhole
 - Oyster light fitting

MASTER BEDROOM

-
- • Western Red Cedar glass panelled French doors w/ brass handles
- • Sitting area w/ sliding doors to front verandah
- • Sliding doors to rear verandah from bed area
- • Single light fitting
 - Down lighting

WALK-IN ROBE

-
- • Extensive hanging, shelving & drawers
- • Integrated trouser hanging rail
- • Robe hooks
- • Single light fitting x2
 - Down lighting

ENSUITE

-
- • Tiled floor
- • New Guinea Rosewood vanity w/ dual basins & brass tapware
- • Ornate mirror
- • New Guinea Rosewood glass front wall cabinet
 - Brass towel fittings

-
- • Shower w/ brass shower rose & frameless glass screen
- • Cast iron claw-foot bath w/ travertine surrounds & brass tapware
- • Toilet suite
- • Bathroom buddy downlight w/ heat lamps & extractor fan
- • Down lighting

ALFRESCO LIVING AREA

-
- • Concrete floor
- • Cedar servery
- • Power points x 3
- • Brick BBQ recess w/ sandstone tops
- • BBQ & bar fridge
- • Lined ceiling
- • Oyster light fittings x 2

VERANDAHS

-
- • Concrete floor
- • External power points
- • Coach wall lamps x 2
- • Lined ceiling
- • Sensor light
- • Flood lights x 4

GARAGE

-
- • Verandah to front
- • 3 x roller doors (2 x electric & 1 x manual to front)
- • Concrete floor
- • Lined ceiling & walls
- • Work area
- • Manhole
- • Rear work area w/ manual roller door
- • Bathroom/ laundry w/ tub, shower & toilet suite
- • Additional single light fitting

- Fluorescent light fittings x 4

Words That Describe This Property

Perfect Aspect

Convenient Location

Single Level

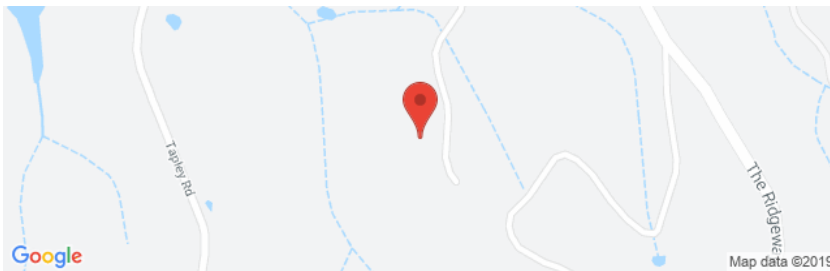
4/116 The Ridgeway, Lisarow

Low Maintenance

Private & Tranquil

Extensive Storage

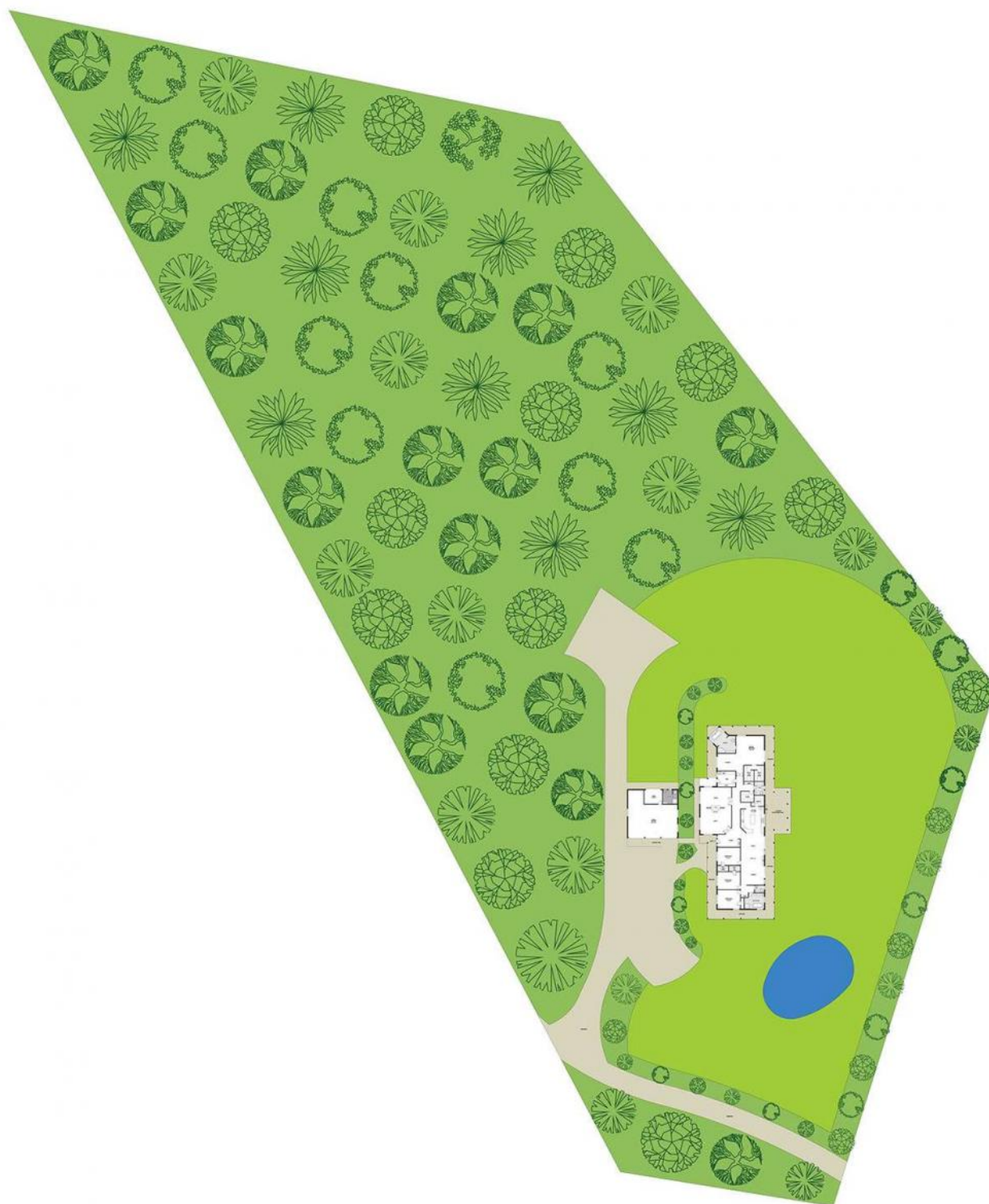
Location Map



Other Views



Floor Plan 2



Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	59 The Ridgeway, Lisarow	4	2	6	Nov 2018	4.6 acres sqm	\$1,450,000
2	48 Albaha Lane, Tumby Umbi	4	3	1	Feb 2019	42 acres sqm	\$1,460,000
3	105 Oak Road, Matcham	3	1	3	Mar 2018	3.2 acres sqm	\$1,550,000
4	77 Gooriwa Road, Holgate	5	3	2	Dec 2018	5.1 acres sqm	\$1,550,000
5	125 Bannerman Road, Lisarow	4	4	2	Mar 2018	5.2 acres sqm	\$1,562,000
6	110 Anderson Road, Glenning Vale	6	5	3	Mar 2019	2.5 acres sqm	\$1,680,000



Relevant Documents

Links

[Contract](#)

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1577/15_RIDG4.116HOI-Contract-UPDATED23.7.19.pdf

[Rental Appraisal](#)

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1533/57_RentalAppraisal-4.116TheRidgewayLisa row.pdf

[Buying A Home Fact Sheet - OFT](#)

http://reawebbooks.com.au/gittoes/module_resources/pdf_module/557/75_OFT-BuyingaHome.pdf

Location & Lifestyle

LISAROW

Lisarow is a suburb of the Central Coast region of New South Wales, located 8 kilometres north-northeast of Gosford's central business district view the Pacific Highway. It is part of the Central Coast Council local government area and lies along it's northern boundary.

The area was largely rural until urban encroachment in more recent decades. It is now a mainly residential area, comprised of medium-density housing, with small rural properties on the fringes. There is also a substantial amount of industrial activity around the railway line and station.

Educational facilities in the suburb include Lisarow High School, Lisarow Primary School and Narara Public School.

Test cricketer, Alan Davidson, hails from the town. Lisarow shares the largest cricket club on the Central Coast with Ourimbah, their mascot is the magpie.

AROUND LISAROW

Schools:

- • Holgate Primary School (K-6) - Wattle Tree Road, Holgate
- • Lisarow Primary School (K-6) - MacDonalds Road, Lisarow
- • Lisarow High School (7-12) - The Ridgeway, Lisarow
- • St Philips Christian College (P-12) - Narara Creek Road, Narara
- • Central Coast Grammar School (K-12) - Arundel Road, Erina Heights
- • Central Coast Adventist School (P-12) - Penrose Crescent, Erina
- Newcastle University, Ourimbah Campus - Chittaway Road, Ourimbah

Shopping:

- • Lisarow Plaza - Parsons Road, Lisarow
- • Erina Fair - Terrigal Drive, Erina
- Tuggerah Westfield - Wyong Road, Tuggerah

Restaurants & Cafes:

- • The Bamboo Buddha - Wattle Tree Road, Holgate
- • Sanctuary at the Ken Duncan Gallery - The Entrance Road, Erina Heights
- • Fibonacci Cafe - Parsons Road, Lisarow
- • Thai Phunk - Parsons Road, Lisarow
- • Rossinis Italian - Parsons Road, Lisarow

- Thanasis International - Parsons Road, Lisarow

Transport:

-
- • School bus - at letter box
- • Bus stop - Cnr Paroo Rd & Wattle Tree Rd (1.8km)
- • Bus stop - Fagans Rd near Tuggerah St (3km)
- • Train - 2.4km drive to Lisarow Station & 9.3km to Gosford Station
- M1 Pacific Motorway - 7km drive, approximate. 11 minutes via Ourimbah

Recreation:

-
- • Pluim Park & Lisarow Sporting Precinct
- • Niagara Park Stadium
- • Strickland State Forest
- • Narara Skate Park
- • Karina Drive Playground
- • Sensory Dog Park
- • Matcham Holgate Pony Club
- • Clyde Road & Taylors Road Reserves
- • Katandra Reserve
- Wamberal & Terrigal Beaches

About Us



STEPHEN GITTOES



Over the past 27 years, Stephen has sold properties all over the Central Coast from units to farms and luxury waterfronts.

Stephen started his real estate career in 1983 as a Property Officer in Sydney's Kings Cross and after winning sales awards as a Sales agent in Mosman, he moved to the Central Coast in 1989 with his wife and best friend, Christina, where they established their original East Gosford real estate business, and they are still here today.

A skilled communicator, negotiator and sales agent, Stephen has in excess of 2500 property transactions to his name and still has the drive, passion and enthusiasm he had when he started his career in real estate in 1983.

Stephen leads a very experienced and passionate team specialising in the marketing and management of waterfront, acreage and residential properties.

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E stepheng@gittoes.com.au

INGRID OSBORN



Having always had a keen interest in property and with a sales background, beginning a career in real estate was a natural progression for Ingrid. A dedicated professional with high standards and attention to detail, Ingrid is committed to providing outstanding service for her clients.

Enthusiasm, honesty and a straightforward approach enable her to communicate well with buyers and vendors. With excellent product knowledge of the Matcham and Holgate areas and a passion for acreage properties, Ingrid is building relationships that allow her to provide an un-surpassed level of service.

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GITTOES TEAM

Welcome to Gittoes - Leaders in Property

An innovative property business at 61 Victoria Street East Gosford in the heart of the vibrant shopping, café and pedestrian north bound side of East Gosford.

Christina and Stephen Gittoes have been at the forefront of innovative property selling and leasing on the Coast establishing their well-regarded name since 1989.

Accredited and Licensed Property Agents known for achieving results with past satisfied clientele they look to the future of the Central Coast supported by their experienced team listing waterfront, rural and residential properties for sale and lease from Terrigal to Somersby, enthusiastically able to provide excellent marketing with a complete property service.

We welcome you and invite you to experience a new direction and our innovative approach to property.

E & OE. Please note that all information herein is gathered from sources we, Gittoes and the Vendor believe to be reliable. However we, Gittoes and the Vendor cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.