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## Sale & Property Details

Sale \$875,000 - \$945,000

Council \$610.00 p.a

Land 6 acres

## Description & Video



[Watch Video](http://youtube.com/watch?v=V_DgBvw5N48)

[http://youtube.com/watch?v=V\\_DgBvw5N48](http://youtube.com/watch?v=V_DgBvw5N48)

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### Vacant Acres & DA Approved Plans

If you're looking for that unique blue-ribbon property on the Central Coast, one that offers you the opportunity to build and create your own private sanctuary amongst an abundance of light, open space, and the surrounds of nature, then this could be the property you have been waiting for.

The current owner has done the hard work with DA approved plans, following extensive collaboration with consultants and Council to ensure the right balance of ecological and modern-day considerations. As a result, the property presents with an impressive Matcham Road entry and a well-prepared and landscaped space ready for building your dream home.

The building envelope occupies a slightly elevated position, which captures spectacular sunrises, scenic views and sea breezes. The broader property contains beautiful rainforest with established walking trails, which showcase the native flora and fauna, all leading to a level and cleared sun-drenched recreational area at the top of the property.

The stunning architect-designed 4-bedroom residence is planned to nestle into the block to take advantage of the scenic outlook. The brief was for a light-filled contemporary home with clean lines and open plan living. The internal entertaining spaces adjoin those on the outside and integrate perfectly with the pool area.

The home is spacious, with a functional floor plan, multiple living rooms, teenager's retreat, excellent storage space and a huge garage and workshop area. Surrounded by beautiful properties within this exclusive suburb, this unique opportunity offers a tranquil setting in a highly convenient location.

The property is on the school bus route, with kerbside pick-up of children, for both the local public and private schools including Erina Heights Public and Central Coast Grammar School. Terrigal and Wamberal beaches, quality restaurants, cafés, shops train station and M1 Motorway links, are within all easily accessible.

## Words That Describe This Property



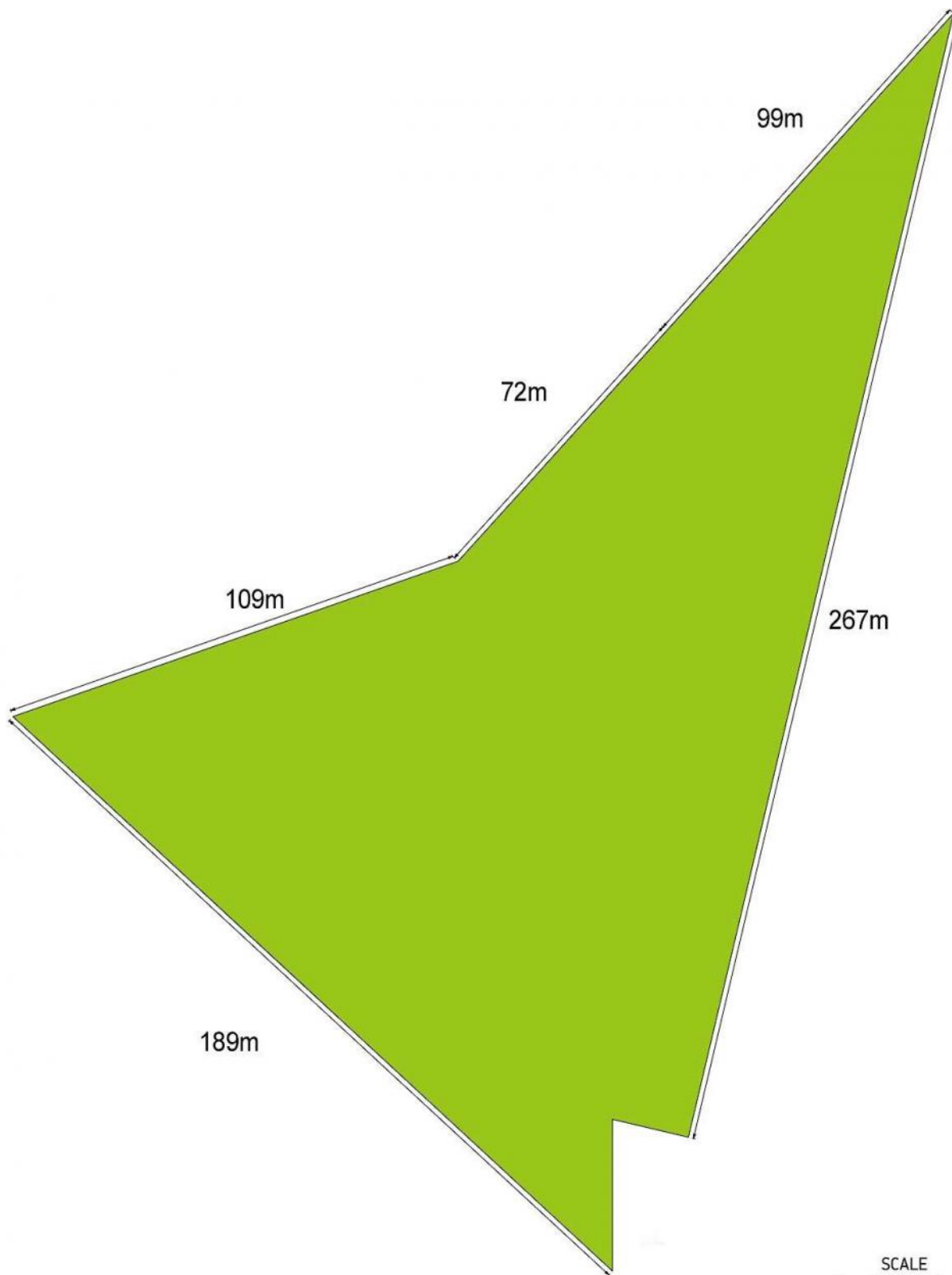
## Location Map



## Other Views



Floor Plan 1



SCALE  
0 1 2 3 4m

## Relevant Documents

### Links

#### House Plans

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1821/36\\_Plans.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1821/36_Plans.pdf)

#### Contract

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1814/68\\_MAT293MCG-ContractforWebBook.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1814/68_MAT293MCG-ContractforWebBook.pdf)

#### OFT - Bidders Guide

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1460/42\\_OFT-BiddersGuide-May2019.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1460/42_OFT-BiddersGuide-May2019.pdf)

#### Survey Report

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1846/12\\_SurveyReport-noname.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1846/12_SurveyReport-noname.pdf)

#### Consent DA

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1809/7\\_ConsentDA.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1809/7_ConsentDA.pdf)

#### Waste Management Plan

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1813/44\\_WasteManagementPlanDA51976H293MatchamRoadMATCHAMPart1FINALAPPROVAL.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1813/44_WasteManagementPlanDA51976H293MatchamRoadMATCHAMPart1FINALAPPROVAL.pdf)

#### Bushfire Threat & Protection Assessment

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1808/65\\_BushfireReportFINALAPPROVED.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1808/65_BushfireReportFINALAPPROVED.pdf)

#### Ecological Assessment

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1810/82\\_EcologicalAssessment-AddendumFINALAPPROVED.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1810/82_EcologicalAssessment-AddendumFINALAPPROVED.pdf)

#### Statement of Environmental Effects

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1812/40\\_SEE-293MatchamRoadMatcham-Dwelling-house.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1812/40_SEE-293MatchamRoadMatcham-Dwelling-house.pdf)

#### Limited Geotechnical Investigation

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1811/54\\_GeotechnicalInvestigationDA51976H293MatchamRoadMATCHAMPart1FINALAPPROVED.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1811/54_GeotechnicalInvestigationDA51976H293MatchamRoadMATCHAMPart1FINALAPPROVED.pdf)

#### BASIX Certificate

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1807/46\\_BASIXCertificateDA51976H293MatchamRoadMATCHAMPart1.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1807/46_BASIXCertificateDA51976H293MatchamRoadMATCHAMPart1.pdf)

#### On-site Effluent Disposal Capability Assessment

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1822/96\\_7461-EFR-McGarry-Matcham-6March20183FINALAPPROVED.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1822/96_7461-EFR-McGarry-Matcham-6March20183FINALAPPROVED.pdf)

#### Alternate Build Plans

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/2185/5\\_AlternatePlans.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/2185/5_AlternatePlans.pdf)



## Location & Lifestyle



### AROUND MATCHAM

Matcham is a semi-rural suburb of the Central Coast region of New South Wales, Australia. It is part of the Central Coast Council Local Government area. It has a public hall, an historic church and both private and public schools are nearby. Erina Fair Shopping Centre and the beaches of Terrigal and Wamberal are a short drive away.

Properties are mostly 2.5 acres but there are some 5 and 10 acre properties. Whether you are after peace and privacy, a beautiful outlook, plenty of open space for children to run free, or room for vegetable gardens or horses, there is a property for everyone.

It's hard to believe that such a beautiful rural setting, with a tight knit community, is so close to everything. Gosford train station, the M1 Motorway and Sydney are all within reach.

### Origin of the name Matcham & history of the suburb

The Matcham Estate was a grant of 2,560 acres to Charles Horatio Nelson Matcham, a nephew of Lord Horatio Nelson. Charles came to Sydney in 1828 and was promised the land as a primary grant and authorised to take possession from the 18 October 1831. The deed is registered in book 59/129 and is dated 1 January 1840. The estate passed to his nephew and then through various hands without any development until 1907, when George Matcham sold to Frank L Measures of Niagara Park. Between 1907 and 1910 Mr Measures subdivided the estate into various portions, one of them eventually becoming the suburb of nearby Holgate. The properties were mostly comprised of citrus orchards and bean farms in the early days, attested by the remaining fruit trees and beautiful gardens in the

area today.

#### Schools:

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- • Erina Heights Primary School (K-6) - Serpentine Road, Erina Heights
- • Terrigal High School (7-12) - Charles Kay Drive, Terrigal
- • Central Coast Grammar School (K-12) - Arundel Road, Erina Heights
- • Central Coast Adventist School (P-12) - Penrose Crescent, Erina
- • Green Point Christian College (K-12) - Avoca Drive, Green Point
- • Baptist Pre-school - Carlton Road, Erina
- • The Beach Pre-School - The Entrance Road, Erina
- • The Lighthouse Before & After School Care - The Entrance Road, Erina

#### Shopping:

- 
- • IGA - The Entrance Road, Erina Heights
- • Erina Heights Shopping Precinct - The Entrance Road, Erina Heights
- • Erina Fair Shopping Centre - Karalta Road and Terrigal Drive, Erina

#### Restaurants & Cafes:

- 
- • Bamboo Buddha - Wattle Tree Road, Holgate
- • Kew Dining at The Ken Duncan Gallery - The Entrance Road, Erina Heights
- • Glee Coffee Shop - The Entrance Road, Erina Heights
- • BamVino Deli & Restaurant - The Entrance Road, Erina Heights
- • Six String Brewery, The Entrance Road, Erina
- • Distillery Botanica Caf&eacute; - Portsmouth Road, Erina

#### Transport:

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- • Bus Stop - at front of property
- • Train station - 12km drive to Gosford station; 11km drive to Lisarow station
- • M1 Pacific Motor Way - Somersby exit 17km drive; Ourimbah exit 15km

#### Recreation:

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- • Scenic Sips



- • Firescreek Winery
- • Matcham/Holgate Pony Club
- • Katandra Reserve
- • Gosford Gymnastics
- Wamberal & Terrigal beaches

## Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	237 Matcham Road, Matcham	0	0	0	Aug 2017	2.5 acres sqm	\$875,000
2	1/283 Oak Road, Matcham	0	0	0	Oct 2018	2.5 acres sqm	\$960,000
3	138 Coachwood Road, Matcham	0	0	0	Aug 2018	2.5 acres sqm	\$1,100,000
4	220 Matcham Road, Matcham	0	0	0	Jun 2017	7.9 acres sqm	\$1,155,000



## About Us



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Agency**

**City: Central Coast NSW**





STEPHEN GITTOES





Over the past 30 years, I have sold properties all over the Central Coast from units to farms and luxury waterfront.

I started my Real Estate career in 1983 as a Property Officer in Sydney's Kings Cross and then moved to the lower North Shore as a Sales agent in Mosman. I moved to the Central Coast in 1989 with my wife and best friend, Christina where we established our original East Gosford Real Estate business, and we are still here today.

I see myself as a skilled leader, communicator, negotiator and sales agent, I have in excess of 3000 property transactions to my name and I still have the drive, passion and enthusiasm I had when I started my Real Estate career in 1983.

I really enjoy leading a very experienced and passionate team specialising in the marketing and management of Waterfront, Acreage and Residential properties.

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M 0416 295 174  
E [stepheng@gittoes.com.au](mailto: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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M 0428 372 953  
E [ingrido@gittoes.com.au](mailto:ingrido@gittoes.com.au)

## 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, caf&ecute; 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.