



131 Oak Road, Matcham

 7  4  8

Sale & Property Details

Sale \$1,495,000

Inspect Saturday 11:00 - 11:30am or [By Appointment](#) during the week

Council \$2438.57 p.a

Land 7.4 acres

Internal Size 200sqm

Description & Video

[Watch Video](http://youtube.com/watch?v=NW4Jrp2CSPg)<http://youtube.com/watch?v=NW4Jrp2CSPg>

Private Acreage & Rustic Charm Internet

'Oak Ridge' is tucked away, out of sight and set upon 7.4 acres with beautiful mature Liquid Amber trees. The home has an abundance of character and rustic charm, created with the blended use of materials, including Western Red Cedar, Caesarstone, slate, brass and brick. The cosy lounge has an exposed brick feature wall, bricked bar area and an open fireplace. The verandah wraps around the entire home and provides a great place to sit and relax in the sun, no matter what the time of day. The floor plan is functional and will suit a couple or a large family. In addition to the verandah, a large covered outdoor area and the pool-side decking ensure that outdoor living and entertaining are well and truly catered for.

A separate quaint three-bedroom cottage sits on the lower part of the property and offers the opportunity to accommodate extended family or to provide a rental income. It has its own parking and water supply and is metered separately. The 18x13m shed is of solid construction with a Colorbond exterior, a contained office with an ensuite and an additional side storage/parking area. Beyond the ridgeline a large cleared paddock offers the potential for animal grazing and riding trails.

Matcham is ideally situated and offers a location convenient to schools, shops and beaches. It has good access to public transport and the M1 motor way.

Words That Describe This Property

Character & Charm

Private & Tranquil Setting

Animal Friendly

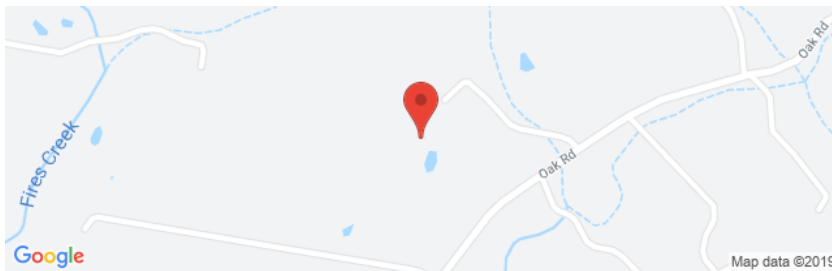
131 Oak Road, Matcham

Spacious

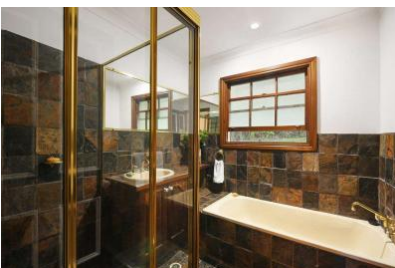
Great Location

Scenic Outlook

Location Map



Other Views



Floor Plan 1



SCALE
0 1 2 3 4m

Floor Plan 2



SCALE
0 1 2 3 4m



Inclusions

PROPERTY INCLUSIONS

EXTERNAL PROPERTY FEATURES

-
- • Dam
- • Mature trees
- • Sandstone & treated pine retained garden areas
- • Wire fencing
- • Concrete driveway
- • Covered outdoor living with ceiling fan & lights
- • Cubby House
- • Pet enclosure
- • Cleared paddock, riding areas
- • Home painted 2019
- • Back to base alarm
- • External security cameras (9)

INTERNAL FEATURES

-
- • Painting 2019
- • Carpet replaced 2019
- • Kitchen refreshed 2018
- • Downlighting
- • Ornate cornices downstairs
- • Linen cupboard in upstairs hallway
- • Access to loft with potential for full height rooms

VERANDAH

-
- • Decking Boards
- • Timber balustrades
- • Coach wall lighting
- • Downlighting

LIVING

-

- • Timber entry doors with opaque glass panels
- • Carpet
- • Exposed brick feature wall
- • Ornate marble shelf
- • Linen cupboard
- • Timber staircase with timber balustrades & carpet treads
- • Mitsubishi split system air conditioner
- • French doors (2) to verandah
- • Wall light

LOUNGE

-
- • Carpet
- • Brickwork for bar
- • Open fireplace
- • Double brick feature walls
- • French doors to verandah
- • Stainless steel track lighting

KITCHEN

-
- • Slate floor
- • Painted Cabinetry w/ 400mm stone tops
- • Stainless steel sink & mixer tap
- • Glass splashback
- • Enchantress wood fired oven & stove
- • Bosch induction cook top & pyrolytic self-cleaning oven (2015)
- • Hoover stainless steel dishwasher (2018)
- • French doors to verandah

DINING

-
- • Carpet
- • French doors to verandah
- • Sliding door to laundry

LAUNDRY

□

- Tiled floor
- Cabinetry w/ timber tops
- Double sinks
- Storage cupboard
- External door

MASTER BEDROOM

□

- Carpet
- French doors to verandah
- Curtains
- Exposed brick feature wall

ENSUITE

□

- Marble tiles to floor & wall
- Pedestal sink w/ wall mirror
- Shower w/ glass screen & brass tapware
- Fowler Ware porcelain toilet suite
- Wall shelf
- Wall lighting

BEDROOM 2

□

- Carpet
- Built in robes
- Curtains
- Wall Light

BATHROOM:

□

- Slate floor & wall tiles
- Cabinetry w/ slate top & brass tapware
- Wall mirror
- Shower w/ glass screen and brass tapware
- Iron bath w/ brass tapware
- Brass accessories

□

- Separate toilet & basin
- Heller light & extractor fan

BEDROOM 4:

□

- Carpet
- Built in robe
- Curtains
- Manhole
- Wall light

BEDROOM 3

□

- Carpet
- Built in robes
- Curtains

POOL

□

- Above ground pool (6m)
- Timber decking
- Aluminium fencing

STORE ROOM - 3 Cars

□

- Timber barn doors
- Power points only

OFFICE

□

- Tiled floor
- Cedar clad walls & ceiling
- Tiled floor
- Ensuite w/ toilet, sink & shower

MAIN SHED - 8 cars

□

- Concrete floor

-
- • Fluorescent lighting
- • Power points
- • Manual roller door
- • Paved access to shed

CABIN:

-
- • Built 2004
- • Dedicated septic system
- • Separately metered for power
- • Water tank - 15,000L
- • Bearers & joists, external cladding
- • Colorbond roof
- • Cedar windows & door frames
- • Verandah w/ decking boards
- • Wall light
- • Internal & external painting (2019)
- • Foldout washing line to left side wall.
- • Carport

DOWNSTAIRS

LIVING:

-
- • Floorboards
- • Timber stair case & balustrade
- • Teco split system air conditioning
- • Oyster light fitting

KITCHEN:

-
- • Cabinetry w/ laminate tops
- • Double sink w/ drainer & mixer tap
- • Tile splash back
- • Electric stove & oven

LAUNDRY:

-
- • Tiled floor
- • Tub
- Single light fitting

BATHROOM:

-
- • Tiles to floor & walls
- • Vanity w/ mirror
- • Shower w/ glass frame
- • Toilet suite
- • Exhaust fan
- Single light fitting

BEDROOM:

-
- • Carpet
- • Built-in robes
- Single light fitting

UPSTAIRS:

BEDROOMS 2 & 3:

-
- • Built-in cupboards
- • Curtains
- Single light fitting

Relevant Documents

Links

Contract

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1624/4_OAK131WIL-Contract.pdf

Rental Appraisal Letter

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1825/47_RentalAppraisal-131OakRoadMatcham-Total.pdf

Location & Lifestyle



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 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, 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 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, 1st Viscount Nelson. Charles Horatio Matcham came to Sydney in 1828.

Charles Matcham of the Murrumbidgee River 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.

He remained at "Bogolong" Murrumbidgee, where he died on 11 March 1844.

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.

AROUND MATCHAM

Schools:

-
- • Holgate Public School (K-6) - Wattle Tree Road, Holgate
- • Erina High School (7-12) - The Entrance Road, Erina
- • 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:

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- • 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:

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- • Bamboo Buddha - Wattle Tree Road, Holgate
- • The Ken Duncan Gallery & Sanctuary Cafe - 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

Transport:

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- • Bus Stop - bus stops at the front of the house

- • Train station - 11.2km drive to Gosford station 9.9km drive to Lisarow station
- M1 Pacific Motor Way - Somersby exit 15.8km drive & Ourimbah exit 13.9km

Recreation:

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- • Matcham/Holgate Pony Club
- • Katandra Reserve
- • Gosford Gymnastics
- • Wamberal & Terrigal beaches
- Anytime Fitness

Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	77 Gooriwa Road, Holgate	5	3	4	Dec 2018	5 acres sqm	\$1,550,000
2	1/73 Wattle Tree Road, Holgate	7	3	1	Apr 2018	2.8 acres sqm	\$1,670,000
3	110 Coachwood Road, Matcham	5	3	4	Apr 2019	4.4 acres sqm	\$1,850,000
4	23 Murina Close, Holgate	4	3	2	Aug 2018	1.47 acres sqm	\$1,980,000
5		0	0	0		sqm	\$
6		0	0	0		sqm	\$



About Us



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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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.