

221 Wattle Tree Road, Holgate

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## Sale & Property Details

Sale Expressions of Interest

View Inspections are strictly by appointment only. If you wish to view the property, please do not hesitate to contact us.

Council Rates \$5326.69 p.a

Land Size 1.28 acres

Zoning 7C2 & to be Proposed E4

Internal Floor Area House & Garage 168 sqm

Internal Floor Area Cafe & Gallery 116 sqm

Current cafe operating hours:

Tuesday - Sunday 9am - 3pm

Approved operating hours:

Sunday - Wednesday 9am-5pm

Thursday - Saturday 9am - 9pm

## Description & Video



[Watch Video](http://youtube.com/watch?v=-EwLFnukfH4)

<http://youtube.com/watch?v=-EwLFnukfH4>

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### ACREAGE LIVING & LIFESTYLE BUSINESS

Set upon 1.28 acres amongst tranquil rainforest gardens this truly unique property offers both a home and an established business in the semi-rural Matcham/Holgate valley. If it's time for you to make a lifestyle change and be part of a vibrant community, this is an opportunity not to be missed.

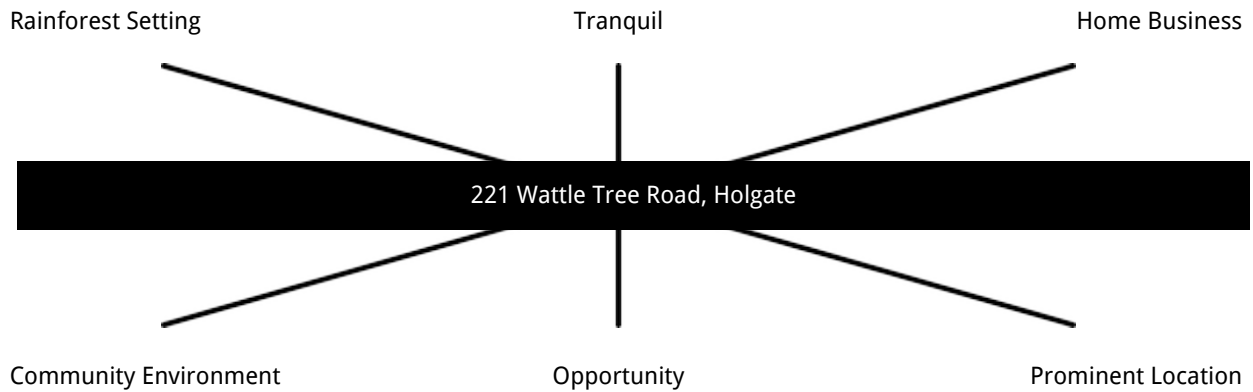
The Bamboo Buddha Caf   is well known for its friendly atmosphere, outstanding service and high-quality vegetarian and vegan meals. Operating throughout the day, the business is complemented by occasional special evening events, a small nursery, a gallery and a studio, which hosts regular classes including yoga and is also available for functions and workshops. A huge online social community ensures that events and classes are promoted and well patronised.

The gardens are tranquil and feature tropical plants, bamboos, buddha statues and an impressive pond system, which is home to a host of fish. The residence has been recently updated and has its own private entry and parking area as well as a beautiful outdoor living area and a deck for entertaining.

If you are looking for a lifestyle change, wanting to share an amazing space with others, an opportunity to try something new, or even the chance to diversify with an existing business, the Bamboo Buddha needs your serious consideration. Easily accessible and close to schools, shops, beaches and transport.



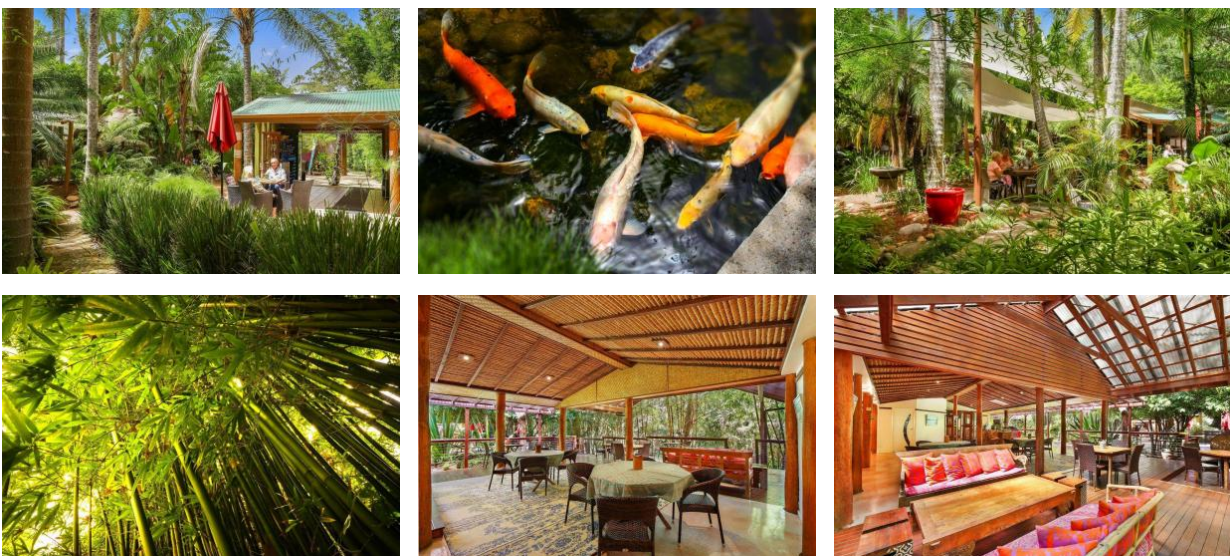
## Words That Describe This Property



## Location Map



## Other Views



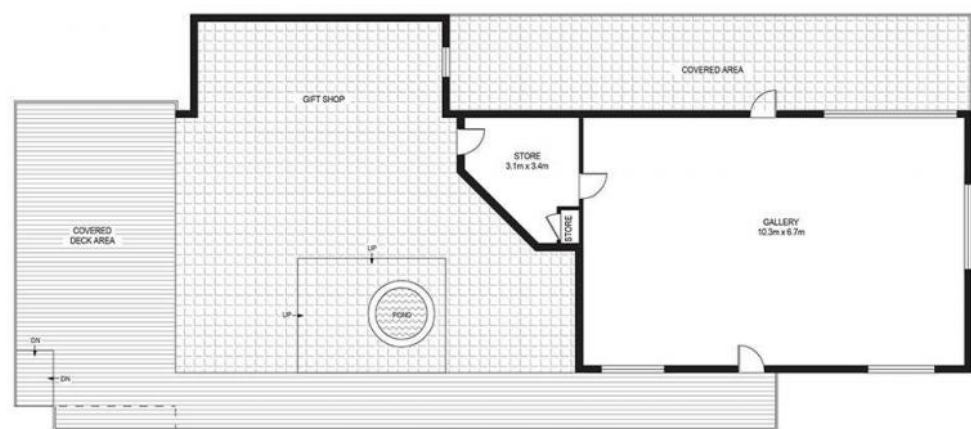
## Floor Plan 1



GROUND FLOOR PLAN



## Floor Plan 2



GROUND FLOOR PLAN



GROUND FLOOR PLAN



# Inclusions - Home

## HOME

### EXTERNAL FEATURES

- 
- • Pebble concrete parking area
- • Gardens - Bamboo & tropical
- • Paved courtyard
- Bamboo fencing to house yard

### INTERNAL FEATURES

- 
- • Internal painting 2018
- • Nine-foot ceilings
- Timber look vinyl flooring 2018

## ENTRY

- 
- • Tiled floor
- • Pendant & wall light fitting
- • Timber front door & opaque glass
- Alarm panel

## KITCHEN (2018)

- 
- • Tiled floor
- • Soft-close 2 PAK cabinetry with Caesarstone tops
- • Tiled splashback
- • Dual sink with drainer & mixer tap
- • Fisher & Paykel stainless-steel dishwasher
- • Westinghouse 900mm electric oven & 5 burner gas stove (2018)
- • Stainless-steel retractable rangehood
- Down lighting

## STUDY NOOK (2018)

- 
- Tiled floor

- 
- • Cabinetry with built-in desk
- • Block-out roller blind
- • Pendant lighting

#### DINING

- 
- • Tiled floor
- • Sliding doors to verandah
- • Screen with pet door
- • Pendant & wall lighting

#### LOUNGE

- 
- • Timber-look vinyl floor
- • Gas fireplace
- • Sliding door to verandah
- • Translucent roller blinds
- • 2 x pendant light fittings with ornate surround base
- • Single wall lights

#### HALL

- 
- • Timber-look vinyl floor
- • Linen cupboard
- • Smoke alarm
- • Single pendant light fitting

#### POWDER ROOM

- 
- • Tiled floor
- • Vanity with mirror
- • Toilet suite
- • Wall light fitting
- • Sky light

#### LAUNDRY

-



- • Tiled floor
- • Tub with tiled splashback
- • Hot water unit
- • External door to deck
- Single light fitting

#### BEDROOM 3

- 
- • Timber look vinyl flooring
- • Built-in robe
- • Block-out roller blind
- • Ensuite access
- Single light fitting

#### MAIN BATHROOM

- 
- • Tiled floor & walls
- • Vanity with mirror
- • Shower with semi-frameless shower screen
- • Bath
- IXL Tastic light with heat lamps and extractor fan

#### BEDROOM 2

- 
- • Timber look vinyl flooring
- • Built-in robe
- • Block-out roller blind
- • Ensuite access
- • Single light fitting
- Manhole

#### MASTER BEDROOM

- 
- • Timber look vinyl flooring
- • Walk-in robe
- • Translucent roller blind
- • Panasonic split system air conditioner

- Single light fitting

#### ENSUITE (2018)

- 
- • Tiled floor
- • Floor to ceiling wall tiles
- • Vanity with stone top, sink, mixer tap & mirror
- • Recessed wall shelving
- • Towel rail
- • Toilet suite
- • Shower with moveable shower hose & semi-frameless shower screen
- • Shampoo nook to shower
- • Opaque louvre windows
- HPM light fitting with heat lamps & extractor fan

#### VERANDAH & DECK

- 
- • 20mm pine decking boards
- • Balustrade with marine grade wire & pine railings
- • Timber privacy screen w/ external door to cafe
- • External power points
- Pendant spot lighting & wall lighting

#### GARAGE

- 
- • Concrete base with pebble finish
- • Colorbond walls and roof
- • Electric roller doors x 2
- Fluorescent tube lighting

## Inclusions - Cafe

CAFÉ; BUILDING - approx. 80sqm

- 
- • Timber construction w/ plasterboard interior wall lining
- • Tiled foyer
- • Kitchen & pantry
- • Tiled front of house area
- • Tiled dishwashing area
- • Sandstone paving to side areas

NURSERY

- 
- • Pebbled area near to front entrance
- • Timber plant stand
- • Mobile timber plant stands (2)
- • 2-tier timber plant stands (2)

BALI HUT - approx. 20sqm

- 
- • Timber construction w/ stained palm tree poles
- • Thatched roof & ceiling
- • Timber deck - 30sqm

TIMOR HUT - approx. 6sqm

- 
- • Timber construction w/ thatched roof & ceiling

SAILS AREA - approx. 30sqm

- 
- • Brick paved area with sail covering

MAIN TIMBER DECK & PAVED AREA - approx. 150sqm

- 
- • Outdoor seating area & paths

BARN BUILDING - approx. 250sqm

- 
- • Timber construction w/ plasterboard interior wall lining & metal roof

- 
- • Multipurpose room - "Aloha Gallery" 77sqm
- • Floating timber floor
- • Sound-proof walls, ceiling & windows
- • Daiken split system A/C
- • Surround sound audio visual system
- • Built-in speakers & sub-woofer
- • Direct Wi-Fi
- • Storeroom - 10sqm
- • Undercover seating area / gallery area 150sqm
- • Bali thatched ceiling
- • Concrete floor w/ epoxy finish
- • Stone wishing well
- • Parking area w/ access to Manor Hill Close
- • Lawn area to west side of building

#### ROTUNDA - approx. 20sqm

- 
- • Hardwood construction
- • Located below main timber deck near creek

#### AMENITIES BUILDING - approx. 20sqm

- 
- • Brick construction w/ metal roof
- • 2 standard toilets
- • 1 accessible toilet w/ baby change table
- • Storeroom w/ laundry tub, fridge & hot cylinder tank for caf&eacute;
- • 2 x 45kg vapour gas cylinders

#### GARDENS

- 
- • Extensive tropical gardens
- • Several large Buddha & Indian water features
- • Range of stone statues through gardens
- • 30,000L pond system w/ main ponds near to caf&eacute; & barn
- • Extensive lawn area near to creek
- • 2.4m high bamboo panel fencing to much of property



## WATER STORAGE

- - Dwelling: 1 x 22,500L concrete tank, 2 x 10,000L poly tanks
- - Caf&eacute;: 1 x 2,500L & 1 x 3,500L poly tanks
- - Under main caf&eacute; deck: 1 x 1,000L steel tank & 1 x 1000L poly tank
- - Under rotunda: 1 x 22,500L concrete tank
- - Barn building: 1 x 2,500L tank, 1 x 3,500L stainless steel vat
- - Manor Hill Close Entrance: 2 x 22,500L poly tanks
- Multiple water pumps

## Relevant Documents

### Links

#### Contract - Sale of Land

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1274/3\\_WAT221KUS-ContractforSaleofLand.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1274/3_WAT221KUS-ContractforSaleofLand.pdf)

#### Contract - Sale of Business

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1275/55\\_WAT221KUS-ContractforSaleofBusinessBambooBuddha.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1275/55_WAT221KUS-ContractforSaleofBusinessBambooBuddha.pdf)

#### Non Disclosure Deed

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1296/58\\_WAT221KUS-NonDisclosureDeed.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1296/58_WAT221KUS-NonDisclosureDeed.pdf)

#### Bamboo Buddha - Equipment & Inventory

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1283/45\\_EquipmentandInventoryBAMBOOBUDDHA18.2.19.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1283/45_EquipmentandInventoryBAMBOOBUDDHA18.2.19.pdf)

## Offer to Purchase

### Links

[Click Here](http://bit.ly/OTPWattleTree221)

<http://bit.ly/OTPWattleTree221>

## Location & Lifestyle



### HOLGATE

Holgate is a semi-rural suburb of the Central Coast region of New South Wales in Australia and north-east of Gosford. It is part of the Central Coast Council local government area.

Holgate is located approximately five minutes from Erina and the shopping destination "Erina Fair", and seven minutes from beaches including Terrigal beach. Local public schools and many of the Central Coast's sought-after private schools, including Central Coast Grammar School, are all nearby.

Holgate has a lovely community public school, the much-acclaimed Bamboo Buddha cafe; a winery, the Matcham Valley Pony Club and other attractions including the Katandra Reserve. This reserve contains several walking trails and Seymour Lake, a recreational destination. Holgate has been the base for many suburban runners who train at the Katandra Reserve. "Katandra" is an aboriginal word meaning "Song of Birds".

Properties are mostly 2.5 acres but there are also 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 motorway and Sydney are all within reach.

Schools:





- Holgate public School K-6 - Wattle Tree Road, Holgate
- Central Coast Grammar School K-12 - Arundel Road, Erina Heights
- Central Coast Adventist School P-12 - Penrose Crescent, Erina
- Erina High School 7-12 - The Entrance Road, Erina
- Green Point Christian College K-12 - Avoca Drive, Green Point
- Baptist Pre-school - Carlton Road, Erina Heights
- The Beach Pre-school - The Entrance Road, Erina Heights
- The Lighthouse Before & After School Care - The Entrance Road, Erina Heights

#### Shopping:



- IGA - The Entrance Road, Erina Heights
- Erina Heights Shopping Precinct - The Entrance Road, Erina Heights
- Erina Fair - Terrigal Drive & Karalta Road, Erina

#### Restaurants & Cafes:



- 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

#### Transport:



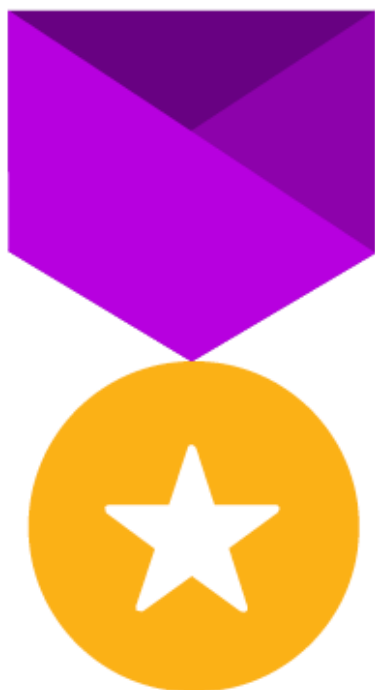
- Bus Stop - Cnr Manor Hill Close & Wattle Tree Road
- Train station - 11km drive to Gosford station & 5km drive to Lisarow station
- M1 Pacific Motor Way - 15.5km drive

#### Recreation:



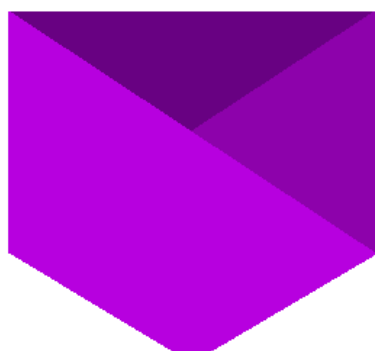
- Matcham Holgate Pony Club
- Katandra Reserve
- Gosford Gymnastics
- Wamberal & Terrigal beaches
- Anytime Fitness

## About Us



**ratemyagent**®  
2018  
**AGENCY  
OF THE YEAR**  
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**EAST GOSFORD NSW**



2018

**AGENCY  
OF THE YEAR**  
AWARD TOP #5

**CENTRAL COAST**

ratemyagent  
2017 WINNER  
**AGENCY OF  
THE YEAR**  
MATCHAM

## 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](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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## 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&eacute; 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.