

Holgate, 221 Wattle Tree Road

Bamboo Buddha - Unsurpassed Investment Opportunity,
Iconic 1.25 Acre Package

Auction Location: 221 Wattle Tree Rd, Holgate NSW 2250

This property is an exceptional parcel of land that occupies an impressive 1.25 acres of serene and tropical rainforest on the beautiful Central Coast.

With a design that seamlessly integrates indoor and outdoor spaces, enhanced by the inviting day beds surrounded by palms, thatched Bali huts, colourful koi ponds and cascading water features, it creates an experience of sublime tranquility.

As a unique and renowned establishment and one of the best loved cafés on the Central Coast, Bamboo Buddha boasts a loyal customer base with a large social media following. This business holds significant potential for growth with approval to operate 7 days a week.

For Sale
Contact agent

Building Area
551sqm

Contact
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Terrigal
(02) 4385 8444

Commercial Space

- * Only moments to a selection of the Coast's most stunning beaches, Central Coast Grammar School, shops, cafes, Gosford Train Station and M1 freeway to Sydney and Newcastle
- * Offering an excellent floorplan with an abundance of space and superb connectivity to the natural surrounds with fluid, open exteriors and cascading levels
- * Locally loved and widely supported business offerings include a commercial kitchen, amenities, an art gallery, plant nursery, and studio space to host yoga classes and other educational workshops.
- * Price includes all equipment, furniture and appliances to operate the café and yoga studio as well as gardening supplies and machinery
- * Dining area is approx. 300m2, including undercover areas of approx. 180m2
- * Approval to operate Monday to Sunday as well as evenings (Thursday to Saturday)
- * Picturesque landscaping featuring a mixture of tropical plants, bamboo, buddha statues, palms, 2 large ponds featuring 30 Koi fish, plus dual car parks

Separate Residence —3 Bedroom Home

- * Spacious, light-filled living and dining areas blend effortlessly through to the expansive entertaining deck and paved alfresco, privately framed by lush gardens and established trees
- * Modern kitchen equipped with gas cooking, stone benchtops, and stainless-steel appliances
- * Master bedroom with serene outlook and direct access to deck, ensuite and walk-in-robe plus two generous bedrooms with built-in-robos serviced by a jack and jill bathroom
- * Additional features of the house include a dedicated study or office area, storage, laundry, powder room, ceiling fans in bedrooms, gas fireplace, attic ladder and storage space, double garage and A/C in the lounge room and main bedroom
- * There are also two garden sheds located on the property and storage area
- * The studio space is soundproofed and includes a projector screen, surround sound system and extra storage room.

This is a must to inspect, come and experience the beauty and ambience of this place for yourself.

<https://www.bamboobuddha.com.au/>

Facebook: Bamboo Buddha Over 10,000 followers

Instagram: @thebamboobuddha Over 5,000 followers

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

Open for inspection times: As Advertised or by Appointment

Sat 17 Feb 1:30PM - 2:00PM

Wed 21 Feb 1:30PM - 2:00PM

Sat 24 Feb 1:30PM - 2:00PM

Wed 28 Feb 1:30PM - 2:00PM

Sat 2 Mar 1:30PM - 2:00PM

Wed 6 Mar 1:30PM - 2:00PM

Sat 9 Mar 1:30PM - 2:00PM

Wed 13 Mar 1:30PM - 2:00PM



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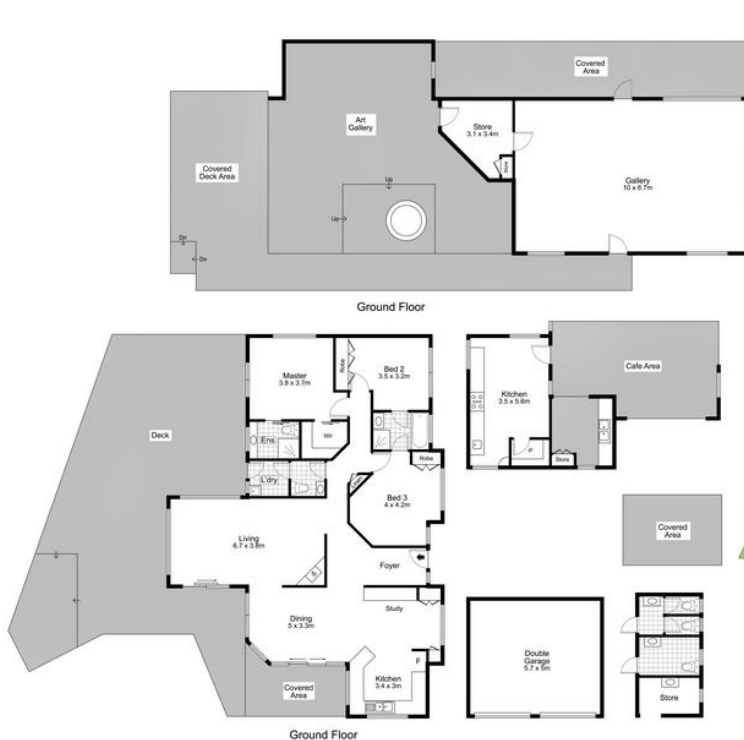
More About this Property

Property ID	2YHHXT
Property Type	Hotel/Leisure
Building Area	551 m²
Land Area	5080 m²

Ben Purdue 0450 719 600
Licensee | ben.purdue@ljhooker.com.au
Tom Bore 0402 938 144
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SCALE METRES

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

HOUSE : 136 m²
EXT : 174 m²
GALLERY : 241 m²



NOT TO SCALE

221 Wattle Tree Road, Holgate