



37 Manor Hill Close, Holgate

## Elevated Family Estate with Endless Potential

Offered for the first time in 44 years, this single-level home presents an exciting opportunity to secure 1.25 acres in one of the Central Coast's most desirable lifestyle suburbs. Perfectly positioned in a quiet cul-de-sac, the property is only minutes from The Bamboo Buddah Cafe, Holgate Primary School, Erina Fair, and the freeway.

The home features five bedrooms, two bathrooms, and three separate living areas, providing ample space for family living. An oversized double garage, inground pool, and 44,000L water tank complete the package, while the north-facing orientation enhances natural light throughout.

The property also offers a separate studio which was built in 2002, perfect for extra accommodation or a work from home space. Endless potential in a desired elevated location, it offers a rare chance to modernise and capitalise in a blue-chip acreage setting.

### Features:

- Solid brick home built in 1981, first time offered in 44 years
- Single-level layout with five bedrooms & three living areas
- Two bathrooms including master ensuite

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Terrigal  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Separate Studio constructed in 2002
- Oversized double garage with internal access
- Inground pool, 44,000L water storage & septic system
- 1.25 acres in a private cul-de-sac location
- North-facing with natural light throughout
- Close to Holgate Primary, Erina Fair & freeway access

Council Rates: \$3243.18 per annum

## MORE DETAILS

Property ID	1HD9GC1
Property Type	AcreageSemi-rural
Land Area	1.25 acre
Including	Ensuite
	Built-in-Robes
	Area Views
	Close to Schools
	Close to Shops
	Family room
	Garage
	Internal Laundry
	Pool
	Rumpus

### Tim Andrews 0412 663 065

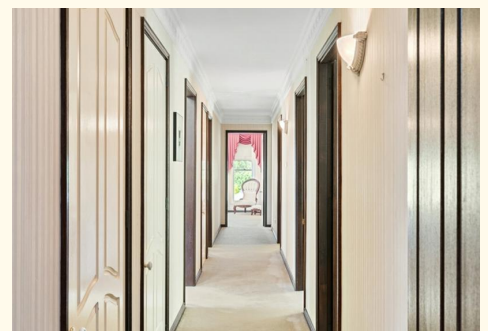
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Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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