



415 Wattle Tree Road, Holgate

## A Rare Family Estate of Scale, Seclusion and Enduring Potential

Privately positioned across five sprawling acres in a highly sought-after Holgate enclave, this immaculately maintained estate delivers an exceptional lifestyle offering of space, tranquillity, and future potential. A long tree-lined driveway reveals a single-level residence surrounded by tropical gardens, level lawns, and a serene seasonal creek that borders the property entrance.

Bathed in natural light, the home is thoughtfully configured for modern family living and entertaining. Open-plan interiors are anchored by a slow-combustion fireplace and flow effortlessly to an expansive alfresco deck, lush lawns, and a resort-style pool with a cabana.

A separate self-contained studio offers outstanding flexibility for guests, extended family, or passive income, while a large machinery shed/workshop provides further scope for trades, storage, or creative enterprise. Offering complete privacy and lifestyle in equal measure, this is a rare opportunity to secure a generational estate just moments to shops, dining, top schools and local beaches.

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**FOR SALE**  
\$2,600,000

### AGENTS

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### AGENCY

LJ Hooker Terrigal  
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 **LJ Hooker**

## Key Features

- Five private acres drenched in sun with tropical gardens and a seasonal creek
- Light-filled single-level home with generous indoor-outdoor living zones
- Open-plan living with fireplace extends to entertaining deck and level lawn
- Caesarstone kitchen with stainless steel appliances and ample cabinetry
- Master suite with ensuite, walk-in robe and direct access to a courtyard
- Three additional double bedrooms with built-ins plus dedicated home office
- Main bathroom with freestanding tub, separate shower and quality finishes
- Self-contained studio ideal for guests, teenagers or multi-generational living
- Resort-style swimming pool with poolside cabana and entertaining space
- Ducted air-conditioning, well-appointed laundry and ample storage solutions
- Double garage plus separate workshop and extra parking
- " 11kW Solar System and 9.6kWh Battery
- " Minutes to Central Coast Grammar, Erina Fair and Terrigal's beaches and cafés

## MORE DETAILS

Property ID	1HBHGC1
Property Type	AcreageSemi-rural
Land Area	5 acre
Including	Air Conditioning Built-in-Robes Bush Retreat Carpeted Garage Internal Laundry Pool Storage

### Dougal Miller-Sneddon 0423 138 180

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Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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INT : 374m<sup>2</sup>  
 EXT : 70m<sup>2</sup>

