McGrath



ROPERTY ADDRESS: 7 Carlton Road, Holgate

Property Size	5.3 acres
Does this property have solar?	Yes
Is the property owner occupied?	Yes
Is the cook top gas or electric?	Induction Cooktop
Is there any heating or cooling?	Wood fireplace / air-conditioning
Is there NBN?	Yes
Is there any additional storage?	Yes – Garage
Is there a pool	Yes – heated concrete Chlorine
Additional Features:	Double glazing throughout Solar Panels – 13.5kw Double Garage with internal entry Engineered timber flooring throughout Cloak room High pitched ceilings Porcelain AC Stone benchtop Butlers pantry with dishwasher Built in outdoor BBQ and bar fridge Inbuilt speaker system Custom cabinetry throughout Sheer curtains throughout Master ensuite with double vanity and bath Wall paneling LED lighting Custom Laughlan Furniture front door 5 Bedrooms in total – 3 with WIR Carpeted bedrooms Electric Stone Fireplace Ducted air conditioning Kitchen with island bench and Fisher & Paykel integrated appliances Brush Bronze fixture and fittings Shed Skylights Town water Envirocycle Waste Management System Fully fenced with electric gate Underfloor heating in bathrooms
Local services	
Nearest schools & catchment	Erina Heights Public School Central Coast Grammar School
Distance to the Motorway	13km
Distance to Train Station	7.5km
Distance to Erina Fair	1.3km

* All information is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. All distances and sizes are approximate.