

# 382 Tinonee Road, Bootawa, NSW 2430

## Lifestyle For Sale

Tuesday, 7 May 2024

382 Tinonee Road, Bootawa, NSW 2430

**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 4

**Area:** 8 m2

**Type:** Lifestyle



Shaun Baker

0265523733

## Auction

Discover the ultimate panorama at 382 Tinonee Road, where unparalleled scenic vistas are yours for the taking. Perfectly perched between Tinonee and Wingham in the serene lower mid-north coast region, this property showcases exceptional design and craftsmanship. A hilltop haven with sweeping views encapsulating the Manning River, majestic mountains, lush farmland, and the distant coast. This exquisitely constructed residence features an open floor plan that invites you to experience contemporary rural living at its finest. Three spacious bedrooms each include built-in wardrobes, designed to accommodate both comfort and convenience. The main bathroom, a magnificent space, offers a sumptuous retreat complemented by a large family layout. Living spaces are bathed in light and ambiance, highlighted by the grand open-plan lounge and dining areas. Here, floor-to-ceiling perspectives frame the breathtaking landscape, a daily canvas of ever-changing beauty. The home's culinary heart, a kitchen designed for a chef, offers both form and function, along with a dedicated office space for when business calls. Additional comforts include a generously sized laundry complete with an extra shower and secondary WC—a thoughtful touch for a bustling household. Expansive verandahs promise tranquil moments immersed in the scenery, elevated by lofty nine-foot ceilings and the modern convenience of air conditioning. The property spans 20 fully fenced acres, ensuring an abundance of space for outdoor adventures and nature immersion. Storage and workspace needs are met with a robust, lock-up four bay farm shed of double depth. With council rates at \$2011.51 annually and a substantial 80,000 litres of domestic water storage, this residence is both practical and sustainable. Just 10 years young, this home is a rare find. Embrace the peaceful lifestyle afforded by this exquisite property. Schedule a private tour with Wiseberry Taree, and turn the key to a life where your horizons are endless. Agent Declares Interest