

**79 Beecher Street, Tinonee, NSW 2430**



**Acreage For Sale**

Wednesday, 25 October 2023

79 Beecher Street, Tinonee, NSW 2430

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 11**

**Area: 1 m2**

**Type: Acreage**



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## Auction

Perfectly located within 12 minutes of Taree's working CBD and just 20 minutes from the local beaches in the boutique township of Tinonee, this 4.9-acre property is one-of-a-kind, charming, and sure to entice you to embrace the perfect lifestyle. Stylishly presented with modern features, this 4-bedroom home includes polished stringybark hardwood flooring, a chef's/entertainer's delight kitchen that offers gas/electric cooking on a freestanding 900mm stove, stone benchtops, stainless appliances, while still retaining some of its 1930's charm with 11-foot ceilings. An added bonus is the lovely 1-bedroom self-contained studio, perfect for accommodating extended family, visiting friends, teenagers, or a parents' retreat. As you move through the home, you'll find additional features like the cozy ambiance of a fireplace for those wintry nights and the creature comforts of multiple air conditioners that ensure an ideal temperature year-round. Outside, overlooking the 11-metre inground saltwater pool, is an extensive private undercover entertaining area guaranteed to accommodate even the largest gatherings. The home is surrounded by well-established tranquil gardens, including an orchard and veggies already growing in raised beds, providing plenty of opportunities to relax in the shade and coolness of the canopy trees. Equine facilities will impress any horse/hobby farmer enthusiast with double-sized steel stables with adjoining yards, a 20-metre training sand round yard, and sheltered fenced spelling paddocks. Offering a generous garage and shed with parking for up to 11 vehicles, as well as tool, machinery, and stock feed storage. There is an assurance of water abundance available with town water access, an extra-large dam that has never run dry to date, and tanks set up to supply water to the gardens or the whole property, as well as a sewer connection. The R1 RESIDENTIAL zoning provides an opportunity to land bank and explore the financial benefits of development to add to your retirement nest egg. Tinonee boasts all the recreational and convenient facilities you would expect for a growing family or retirees. With a local school and a bus stop at the front door, boat access to the Manning River just 5 minutes away for fishing and canoeing, a sporting complex with tennis and weekend soccer, as well as Kiwarrak State Forest offering well-recognized established mountain biking trails for adventure seekers, as well as hiking, trail riding, and bushwalking, there are ample choices to accommodate any fitness level for a healthy lifestyle.