

**24 Peverill Street, Tinonee, NSW 2430**

**House For Sale**

Wednesday, 26 June 2024

24 Peverill Street, Tinonee, NSW 2430

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



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## NEW TO MARKET

This Grande residence stands proudly on a generous 809sqm block on the high side of the street with a commanding street appeal, in the sought-after village of Tinonee. The river is in sight and just a short stroll away at the end of the street, where you can enjoy a picnic at Tallships Reserve or drop your kayak in for a paddle. If you have been searching for a larger than average, quality home and a wonderful lifestyle on a larger block, then look no further! This exceptionally spacious home with adaptable floorplan options is certain to please, being thoughtfully designed to cater for the larger family and entertainer. Step inside the welcoming entry foyer where you will be instantly drawn to the expansive open plan living zones. Featuring a seamless transition between your stunning indoor living area, flowing out through French doors to the covered outdoor alfresco on the lower level, where you can treat your friends to a BBQ or just simply relax in shaded comfort with your beverage of choice. Complimenting your living and entertaining area is a spacious modern kitchen featuring pendant lighting, stainless dishwasher and appliances, plentiful storage cupboards and a substantial food preparation area with exceptional bench space. The current floorplan boasts 3 bedrooms plus 5 living spaces with a flat for your parents or teenager. The flat has a separate entrance at the side of the home as well as internal access that can be locked off to maintain privacy for residents of both sides. The flat can also be used as additional income if you wish. Or if you don't want to utilise the Granny flat and need more bedrooms, two of the current living spaces could be bedrooms, then providing you with 5 bedrooms and 3 living spaces. (see the 2 different floorplans attached). Vast open plan spaces in the main home give you room for all you desire. Upstairs boasts a full master suite comprising bedroom, sitting space or office plus an additional bedroom, huge bathroom/ensuite and large walk-in robe. The upstairs area is also airconditioned. Step out onto the balcony from your French doors and you will be treated to river views in one direction and mountain vistas in the other. Sit back and watch the New Years Eve fireworks over Taree without having to worry about the drive home. There is an additional bedroom downstairs providing an adaptable amount of accommodate space for the large family or many visitors. The very spacious laundry on the lower level with door to the rear yard and clothesline is large enough to add another bathroom if desired. The carport adjoins the garage which provides internal entry to the home, is extra width to accommodate a workshop or storage area, has remote entry plus a rear roller door to provide vehicle access into the rear yard. The rear yard is fenced ensuring a safe and secure space for your children and pets. The home has a potential rental income of \$750pw for the house and \$350 per week for the granny flat (including water and electricity). With plenty of solar, you can reap the rewards. The delightful, family friendly village of Tinonee provides a dreamt about lifestyle, where children can walk to School and the General Store. Tinonee is located alongside the beautiful Manning River with easy access to launch your boat from the boatramp, enjoy fishing or a family picnic from the grassy areas at Tallships Reserve. Take the kids to the swings at the local park and soccer fields or have a hit and giggle on the local tennis courts. The highly regarded Tinonee Public School is just 600m from your front door if you have young children. The General Store, petrol station, bottle shop and takeaway is less than 1km away and the CBDs of Historic Wingham and Taree are just a short 11km drive to the conveniences these larger townships provide. You also have the coastal beaches of Old Bar and Wallabi Point just a 20 minute drive away, close to everything yet you will feel a world away. Not only do you experience cool summer nor-easter breezes, but a wonderful lifestyle with many beautiful places to visit within close proximity such as Mountain Bike trails, bushwalking, kayaking, Scenic Country drives and many places to explore and all only 3.5 hours from Sydney. This outstanding home in this beautiful location is sure to impress, so what are you waiting for? Call Vicki Walker today on 0400 253 485 to arrange your inspection TODAY! Note: The information we have obtained are from sources we believe to be reliable. However, we can not guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.