



47 Tanamera Drive, Alstonville




## Charming Gem in the Heart of Alstonville

Ideally located within walking distance to Alstonville's vibrant main street, this charming home offers easy access to boutique shopping, cafes, sporting fields, and quality schools. Positioned on a generous block and backing onto a council maintained reserve with newly planted native trees, the setting is both peaceful and convenient.

The home features three spacious bedrooms, all with built in robes, and a practical two way bathroom. Multiple living zones include separate lounge and dining areas, providing flexibility for families or entertaining.

At the heart of the home, a bright and airy kitchen overlooks the backyard and a large covered alfresco area which is perfect for year round outdoor living.

Recently updated, the property showcases new flooring, fresh paint, and modern lighting throughout. Smart tech has been added with Wi Fi controlled lighting, Air conditioning, ceiling fans and hard wired security cameras. Additional features include a 6.6kW solar system for energy efficiency. Outdoors, you'll find a powered Colorbond shed which is ideal for a

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**FOR SALE**  
Auction TBC

**VIEW**  
Sat 9th May @ 12:30PM - 1:00PM

**AGENTS**  
Robbie McRae  
0478 721 474  
rmcrae.alstonville@ljhooker.com.au

**AGENCY**  
LJ Hooker Alstonville  
(02) 6628 1163

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

workshop, storage, or the home handyman.

This is an excellent opportunity to enter the thriving Alstonville market and enjoy a welcoming community lifestyle.

Don't miss out, inspect today with exclusive agent Robbie McRae.

Property Features:

- Approx. 684sqm block
- Backs onto council maintained reserve
- Three generous bedrooms with built-in robes
- Two-way bathroom
- Bright kitchen with reserve outlook
- Separate living and dining areas
- Large covered alfresco entertaining area
- New flooring, paint, and lighting throughout
- Powered Colorbond workshop/shed
- 6.6kW solar system

**MORE DETAILS**

Property ID	16S2F55
Property Type	House
Land Area	683.9 m2

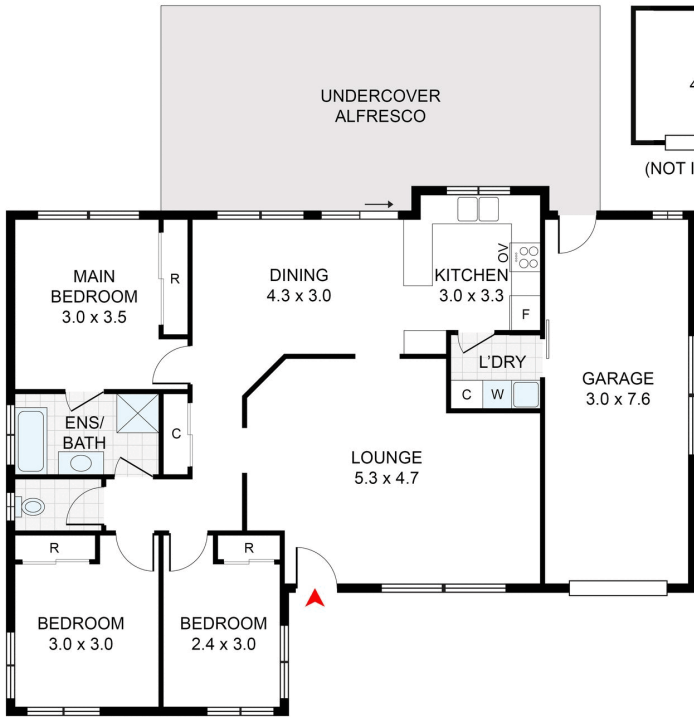
**Robbie McRae 0478 721 474**

Sales Consultant/Licensed Real Estate Agent |  
rmcrae.alstonville@ljhooker.com.au

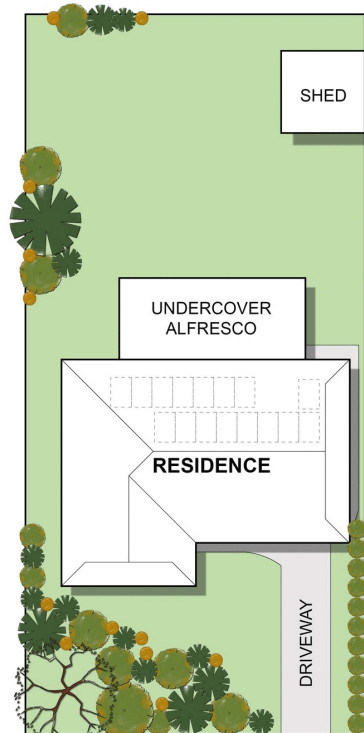
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**RESIDENCE : 125m<sup>2</sup>**  
(INCLUDES GARAGE)



**TANAMERA DRIVE**  
**SITE PLAN**  
(NOT TO SCALE)

APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 103m <sup>2</sup>
EXTERNAL FLOOR SPACE - 46m <sup>2</sup>
GARAGE - 22m <sup>2</sup>

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