







688 Tinonee Road, Mondrook

Modern Home & Separate Studio on Picturesque 4.98 Acres in Mondrook

We are delighted to introduce to the market what stands as one of the premier properties in the picturesque Mondrook Valley. Constructed in 2020 (house) and 2024 (studio), this prestigious residence is a true testament to a contemporary passive solar design, showcasing meticulous attention to detail throughout and creating a home that is as impressive as it is inviting.

Set on approximately 2.019 hectares (4.98 acres), it presents an exceptional opportunity for those seeking a luxurious acreage lifestyle, complete with a separate studio, expansive grounds and plenty of space to add additional shedding or further enhance the property to suit your needs.

From the moment you arrive, the sense of space, privacy and tranquillity is unmistakable. Expansive indoor and outdoor living areas provide a seamless connection to the surrounding landscape, creating a peaceful private retreat where you can unwind and enjoy the beauty of nature. Whether relaxing indoors or entertaining outdoors, every aspect of the property has been thoughtfully designed to embrace the

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FOR SALE
Price Guide $1,190,000 - $1,250,000

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS

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peaceful surroundings and provide an enviable lifestyle of comfort, space and serenity.

Positioned at the highest point of the block, every room in the house takes full advantage of the scenic views across the valley. Located on a tar-sealed road just 3km from Tinonee village and 14km from Taree, this remarkable property offers the space, privacy and peaceful rural setting of acreage living while remaining conveniently close to local amenities and town conveniences. With breathtaking outlooks, a prestigious residence and an abundance of space, this is a truly rare opportunity to secure a premiere acreage in the Manning Valley.

Let's explore the exquisite features of this magnificently appointed home...

- Welcoming contemporary facade combines crisp grey rendered brickwork with striking features and corrugated metal detailing, expansive windows and a welcoming timber deck
- There is also plenty of space for further landscaping, offering the opportunity for the new owners to add their own personal touch and create gardens and outdoor spaces to suit their vision
- Upon entering through the front door, you are immediately welcomed by an abundance of natural light, setting the tone for the rest of the home, complemented by stunning polished concrete floors
- Our favourite room of the home, the spacious living area is framed by expansive double glazed glass doors that open to breathtaking views across the surrounding landscape, creating a seamless connection between the indoors and the natural beauty beyond
- Follow through to the expansive open-plan living, dining and kitchen area, where soaring raked ceilings create a wonderful sense of space and an airy atmosphere
- The expansive open-plan living, dining and kitchen area is designed for year-round comfort, featuring reverse-cycle air conditioning, a ceiling fan and a cosy wood fireplace, along with built-in cabinetry creating an ideal home office setup
- The living area enjoys a picturesque outlook through the window, taking in the expansive grounds and surrounding natural landscape, while huge sliding doors provide direct access to the outdoor entertaining area
- The beautifully designed galley-style kitchen is a standout, combining a sophisticated black, white and grey colour palette with stone benchtops and pendant lighting that complement the polished concrete flooring
- Soft-close drawers, a gas cooktop, integrated microwave and quality Bosch appliances provide both style and functionality, while the impressive butler's pantry adds exceptional practicality with its own sink, dishwasher and an abundance of storage and preparation space
- Four generously sized bedrooms each feature custom built-in storage, ceiling fans and louvred windows designed to capture the refreshing breeze, complemented by soft charcoal carpeting for added comfort
- The unique master suite is a private retreat, featuring air conditioning, soaring raked ceilings, a ceiling fan and an abundance of storage. A privacy-screened entry leads to the beautifully appointed ensuite, complete with an impressive walk-in shower, floating vanity, toilet and floor-to-ceiling tiles
- The spacious main bathroom is beautifully appointed with a feature stone bath, full wet area, walk-in shower, toilet and floor-to-ceiling tiling. Conveniently connecting directly to the laundry, it combines impressive proportions with practical everyday functionality
- A separate powder room with toilet is conveniently positioned centrally to the bedrooms, providing additional functionality for

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family living and guests

Now let's take a look outside...

- A stylish, all-weather entertaining zone featuring a sleek outdoor kitchen with stainless-steel cabinetry, built-in BBQ and bar fridge
- Located just outside the laundry room, an outdoor shower offers a convenient addition for rinsing off after enjoying the outdoors
- The property is exceptionally practical, with driveway access around the house providing easy vehicle movement, along with two existing storage sheds and plenty of room for additional shedding or further improvements

The Studio includes...

- Council approved and thoughtfully designed, this bright, modern secondary space offers excellent versatility as a self-contained studio for extended family and guests or professional home office
- Built to complement the main residence while positioned far enough away to provide privacy, it features raked ceilings, polished concrete floors, abundant natural light, a built-in desk with storage and a kitchenette
- The private accommodation zone is complemented by an ensuite bathroom, while expansive glass doors and windows capture a serene outlook
- With its clean, minimalist layout and comfortable, functional design, this versatile space is ideal for work, guests, independent living or a peaceful private retreat

Set across approximately 4.98 acres, the property offers an idyllic small-acreage lifestyle with plenty of room for a hobby farm, horses, animals and children to enjoy. With an amazing outlook and ample space to create your vision, the possibilities are virtually endless. With its outstanding location, exceptional features and impressive lifestyle appeal, this property truly stands out as one of the finest lifestyle properties currently on the market. We invite you to contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further information or to arrange a private viewing.
Disclaimer: Virtual furniture and styling have been used for illustrative purposes only and do not represent the actual furnishings within the property. All information provided has been sourced from relevant third-party providers. While we strive for accuracy, we do not guarantee its correctness and make no warranties regarding the information supplied. Interested parties are advised to conduct their own investigations.

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MORE DETAILS

Property ID	1S0VF7G
Property Type	House
Land Area	2.01 hectare
Including	Air Conditioning
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced
	Water Tank











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Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cause Photography jamescause.com

LJ Hooker

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