



12 Cotton Street, Tinonee

Spacious Family Home on 1012sqm block in Peaceful Tinonee Village

Set in the peaceful village of Tinonee, just 150m to the local boat ramp and Horace Dean Memorial Park, this solid brick and tile residence offers some quality features. Positioned on a spacious 1012sqm corner block, 12 Cotton Street has plenty of room to move and grow, all in a location you'll love, just a short stroll to the scenic Manning River.

Upstairs features three well-sized bedrooms (two with built-in wardrobes and ceiling fans), including a master room with private ensuite bathroom. The main bathroom is oversized and in neat original condition, with a separate toilet for added convenience. Two spacious living rooms open to a sun-drenched front balcony, the perfect spot to relax or entertain. The functional galley-style timber kitchen is filled with natural light and remains well connected to the main living zones.

The downstairs area presents excellent flexibility, with level entry access to a large tiled multipurpose room, third bathroom, 8.7m x 3.7m garage with internal access and generous laundry room.

3 3 4

FOR SALE
Offers Invited

AGENTS

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AGENCY

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Whether you're considering a teenage retreat, home office or self-contained accommodation for extended family or guests, the options here are wide ranging.

Additional features include:

- Freestanding 6.8m x 6m double Colorbond shed with power
- Established gardens and fruit trees offer a private setting
- Large outdoor entertainment area located at the back of the home
- Solar hot water system to help offset energy costs
- Excellent location just 100m to Tinonee Public School, 1km to Tinonee General Store, and only an 11-minute drive to major services in Taree

Perfect for those who enjoy fishing, boating, or water sports, this property places you just moments from the river's edge in a peaceful village setting.

Don't miss your chance to secure this versatile and well-located home, contact Justin Atkins on 0417 955 176 or Jade Hush on 0481 764 063 for more information or to arrange a viewing.

MORE DETAILS

Property ID	1RCHF7G
Property Type	House
Land Area	1012 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Balcony
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Solar Hot Water

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