







14 Rosedale Place, Tinonee

Unique 8237sqm Offering | Acreage Living in Tinonee Village

Set in the peaceful riverside village of Tinonee, this beautifully presented brick and tile home is set on an expansive 8237sqm block (2 acres), offering an extremely rare opportunity to enjoy the acreage lifestyle without giving up the convenience of village living. Located just 11km from the CBD of Taree and a short distance from the shops and services of Tinonee, this is a property with plenty to enjoy now and endless possibilities for the future.

From the moment you step inside, the well-kept home feels spacious and well considered, with an open-plan layout that makes the most of its elevated position and outlook across the rear acreage. The kitchen, living and dining areas flow together, with large windows providing an outlook over the expansive grounds and surrounding tree line.

The modern kitchen features quality stainless steel appliances and a full-length servery opening to the adjoining air-conditioned living room, creating a practical space for everyday family living and entertaining. At the rear, a huge 6m x 8m tiled entertaining patio provides plenty of

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FOR SALE
Price Guide $775,000 - $795,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

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Interested parties must rely solely on their own enquiries.

room for gatherings, with an insulated panel roof, ceiling fan and downlights, while taking full advantage of the peaceful outlook.

Accommodation includes three bedrooms, with the air-conditioned main bedroom featuring built-in wardrobes. Ceiling fans are fitted throughout all three bedrooms, while the neat bathroom includes both a shower and bathtub, with a separate toilet. The internal laundry room offers excellent cupboard storage.

A double garage provides internal access and remote door, with solar panels adding an energy-efficient feature to the home. Gated vehicle access to the rear yard provides accessibility to the acreage and adds another practical benefit for those wanting to make the most of the expansive grounds.

Outside is where this property really sets itself apart. The rear two acres have been retained from the elevated house yard and feature established garden beds, fruit trees, gum trees and plenty of open, park-like space. Two garden sheds provide useful storage, while the size and layout of the grounds offer plenty of scope for recreation.

Tinonee offers a relaxed village lifestyle, with the local Primary School just 600m away and the Tinonee General Store and sporting fields approximately 1.1km from home. For those who enjoy getting outdoors, Tallship's Reserve and the banks of the Manning River are just 1.5km away, providing an easy opportunity to enjoy the river and surrounding natural beauty.

With its peaceful village surroundings and more than two acres to enjoy, 14 Rosedale Place is a property that needs to be seen to appreciate what it offers. For further information or to arrange a viewing, please contact Justin Atkins on 0417 955 176 or Tim Magin on 0420 997 920.
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	1S3HF7G
Property Type	House
Land Area	8237 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels











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Fixtures and measurements in this floorplan are provided as an approximate guide and for illustrative purposes only.

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