



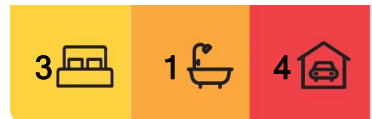
## Tinonee, 4 Washington Street

### 'BELMONT' - A PIECE OF HISTORY FOR SALE

Step back in time and experience the unique blend of history and modern convenience in this stunning federation style home, 'Belmont' was built in 1870 by Captain Hector Gollan. Nestled in the heart of Tinonee, this beautifully restored residence offers a rare opportunity to own a piece of local history, while enjoying the comforts of contemporary living.

Set on an impressive 2,207sqm\* elevated block (the highest point in Tinonee), the property boasts views over the Manning River and the distant mountains, creating a serene and picturesque setting. The beautiful gardens, established trees, and the occasional visit from resident koalas make this property a nature lover's dream, with Tinonee being a renowned koala corridor.

The home has been refurbished to maintain its original charm, while offering modern upgrades such as a new roof, polished mahogany timber floorboards throughout, fresh internal and external paint, ducted air conditioning, and subtle cosmetic enhancements



**For Sale**  
\$850,000 - \$900,000

**View**  
Sat 3rd May @ 11:30AM - 12:00PM

**Contact**  
**Adam Stevenson**  
0409 607 967  
a.stevenson@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Old Bar Beach**  
**(02) 6553 7133**



that elevate the space. An English built Esse cast iron fireplace and wood burning stove warms and lights the home for cosy winter nights. The generous verandas provide the perfect spot to relax and soak in the views.

Key features include:

- 3 spacious bedrooms
- 1 well appointed bathroom
- Beautifully restored federation style detailing throughout
- Multiple verandas perfect for entertaining or relaxing
- Large double garage and double carport for ample parking and high doors
- Gorgeous established gardens and mature trees
- Elevated 2,207sqm\* site

This property offers the perfect balance of historical grandeur and modern-day comfort, all set in a tranquil location with an abundance of natural beauty. Whether you're an admirer of historic homes or simply seeking a peaceful retreat, this home is sure to captivate.

Don't miss your chance to own this timeless piece of Tinonee history. Contact us today to arrange your inspection!

Disclaimer: All information provided in this advertisement is deemed reliable but not guaranteed. The buyer is advised to verify all information to their satisfaction before making a purchase decision.

\* Approximate areas, distances, figures and times

## More About this Property

Property ID	NT1F6X
Property Type	House
Land Area	2207 m <sup>2</sup>
Including	Council Rates \$3475.00 approx per Annum

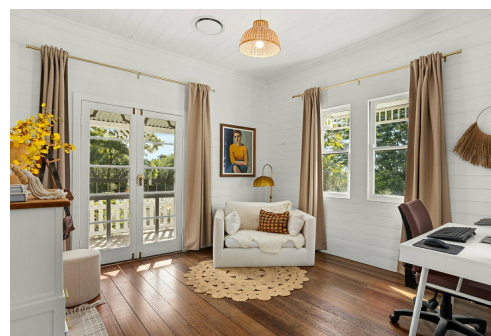
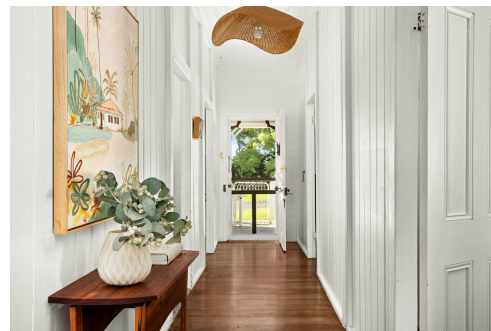
**Adam Stevenson 0409 607 967**

Director/Sales Agent/Licensee in Charge | [a.stevenson@ljhooker.com.au](mailto:a.stevenson@ljhooker.com.au)

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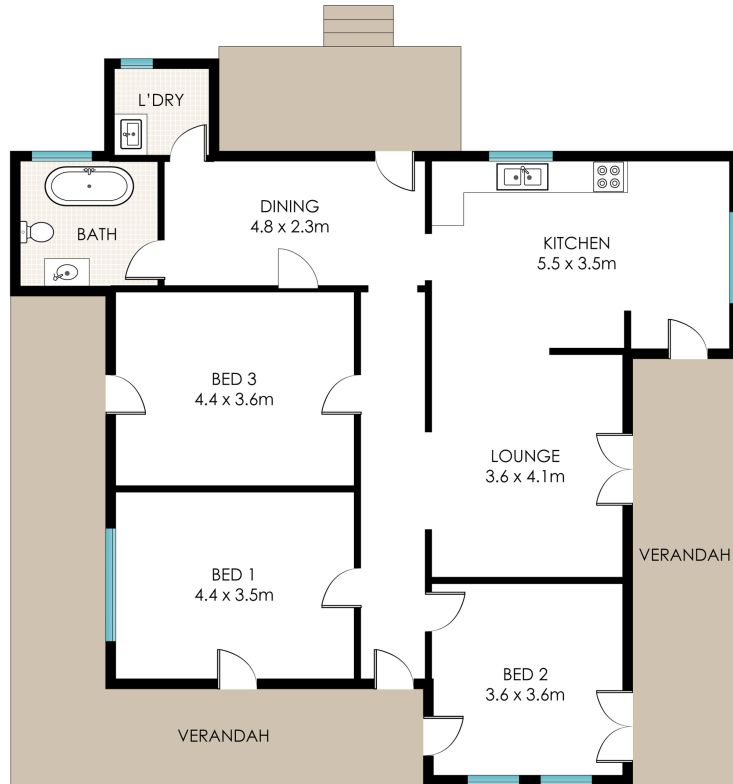
1/47 Old Bar Road, OLD BAR NSW 2430

[oldbarbeach.ljhooker.com.au](mailto:oldbarbeach.ljhooker.com.au) | [oldbarbeach@ljhooker.com.au](mailto:oldbarbeach@ljhooker.com.au)



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#### 4 WASHINGTON STREET, TINONEE

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

