

**32 Winter St, Tinonee, NSW, 2430**



**House For Sale**

Wednesday, 1 January 2025

32 Winter St, Tinonee, NSW, 2430

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Justin Atkins

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## Impeccably Presented Tinonee Home on a Generous 1213 Sqm Block

Welcome to 32 Winter Street, your charming new home in the serene riverside village of Tinonee. Positioned on a spacious 1213sqm corner block, a balanced mix of comfort and future potential awaits at this property.

The welcoming front patio wraps gracefully around the home, providing a delightful space to unwind with a cup of tea or coffee on a quiet morning. Inside, the expansive floor plan is thoughtfully designed to accommodate families, offering both space and versatility. Stepping outside, you'll find beautifully established gardens and greenery, creating a peaceful setting for outdoor living. The generous yard provides room for children and pets to play or the potential for a granny flat or possible subdivision (Subject To Council Approval).

Some of the additional outstanding features include:

- Multiple living areas including a spacious sunken lounge room with ample windows to invite natural light, complemented by ducted air conditioning (featured throughout), a wood fireplace and a ceiling fan for year-round comfort
- Enter the formal dining room, complete with a ceiling fan, which leads through to the kitchen area
- Spacious open-plan kitchen adjoining a meals area with a sliding door to the outdoor patio, near-new wall oven, ceramic cooktop, dishwasher and abundant cupboard and bench space
- Three very generously sized bedrooms, all with built-in wardrobes and ceiling fans. The oversized master bedroom (5m x 4.1m) includes its own private ensuite bathroom. There is also the option of easily converting the second living room (4.2m x 3.4m) into a fourth bedroom if required
- Impeccably maintained three-way main bathroom, thoughtfully designed for convenience. It features a separate shower and bathtub, a private toilet and a well-appointed vanity area
- A large single garage, complemented by ample off-street parking options. There is also a lockable garden/work shed for additional storage and detached carport for trailer or boat parking

The lifestyle village of Tinonee is set alongside the beautiful Manning River with easy access to launch your boat from the public ramp and grassy picnic areas available at Tallships Reserve just 900m away. The highly regarded Tinonee Public School is just 500m from your front door if you have young children, with the General Store, Petrol Station and Bottle Shop only 600m away. Set midway between the CBD's of Wingham and Taree only a short 13km commute either way to the conveniences of these larger townships.

Don't miss out on the opportunity to own this appealing and lovingly cared for home, it truly needs to be seen to be appreciated. Come along to one of our upcoming open homes or contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for more information.