



## 8 Doakes Lane, TINONEE, NSW 2430

NEXT LEVEL RURAL LIVING ON THE COAST

**4.45 hectares, 11.00 acres**

An incredible way of life awaits you here at Doakes Lane, Tinonee. This sprawling five bedroom family home offers luxurious internal and external living spaces combined beautifully with a monstrous high end gourmet kitchen, quality bathrooms, stunning resort style alfresco living area and inground pool.

Yet another incredible feature here includes the uninterrupted northerly aspect from the home encompassing views out over the valley and distant mountain ranges.

Set on a very useful 11 acres, this blue ribbon property offers a new owner the chance to carry some horses or cattle and let the kids enjoy space while still being on the door step of towns for schooling, employment and services.

Features:-

Quality concrete rendered brick veneer construction with terra cotta tiled roofline.

Five bedrooms, all have fans, four hosts fitted robes. Main bedroom boasts a stylish

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**TYPE:** Sold

**INTERNET ID:** 93P2028

**CONTACT DETAILS**

**Troy Loretan**  
0400 530 269

ensuite with a claw foot bath, separate toilet and walk in robe.

Huge third bedroom provides a built-in fold-a-way bed and large bank of fitted storage.

Massive main lounge room boasts hardwood flooring and a fireplace. Large windows allow the lovely view into the room.

A generous parent's retreat adjoins bedrooms one and five providing a mile of usable space for various applications.

Unbelievable show quality kitchen offers a walk-in pantry, stone bench tops, island bench, modern appliances and two preparation areas. It is very rare to see a kitchen of this scale anywhere!

Resort like alfresco area boasts a built-in outdoor kitchen complete with a dishwasher, sink and quality gas BBQ. Outdoor fireplace encompassed by a custom stone feature wall - simply stunning!

10 metre concrete in ground swimming pool with glass panel fencing. A superb outlook from the pool and alfresco area. Quality paving and fixtures make for low maintenance in these areas.

Raised semi-outdoor dining area has tri-fold doors opening out to the pool and view. Entertaining here will be a pleasure for years to come.

Two car garage with third bathroom adjoins the home. Separate Colorbond shed offers storage for yard equipment etc. The handy second storey could be adapted to a massive home office, teenagers retreat etc. Environmentally conscious and cost saving addition to the home is the 13.2KW solar panel system including a 10 kilowatt battery.

11 gently sloping acres offer two dams and is mostly cleared. The larger dam has a pump and piping to provide water to the house yard and gardens.

Excellent long concrete driveway from Doakes Lane to the home adds a touch of class and practicality to the property.

Chook pen, utility shedding, tractor shed. Variety of fruit trees and established gardens and ornamental trees.

Town water connected to the home.

Located just two minutes from the charming village of Tinonee that includes a Public Primary School, general store, river access and sporting fields.

Only 8 minutes from the regional centre of Taree and around 3 hours drive from Sydney's northern suburbs. 5 minutes off the Pacific Highway and 15 minutes to nearby coastline for a choice of beaches.

Elders Real Estate Taree & Manning Valley is very proud to be selected to bring this exceptional piece of real estate to the market on behalf of its owners.

Make no mistake, this is a serious piece of real estate offered for sale at well below replacement value.

It would be near on impossible to purchase vacant land of this size in the local area, replicate the homestead, pool, shedding and infrastructure for anywhere under \$2.4 million at today's costs.

- Land Area 4.451542 hectares

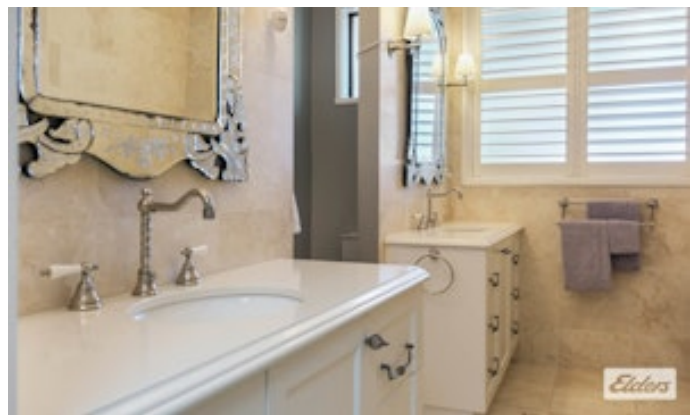
- Bedrooms: 5
- Bathrooms: 4

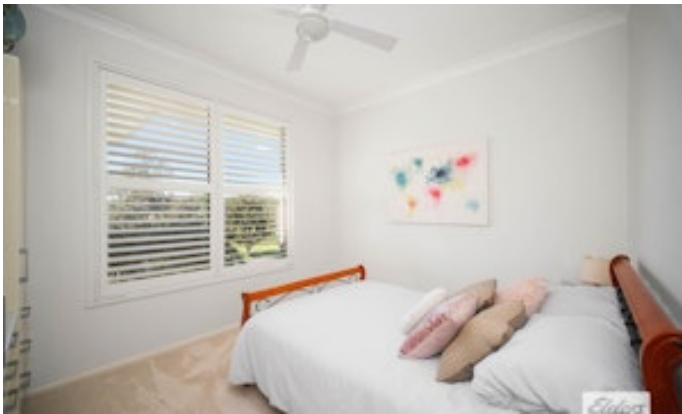
## HOMESTEAD

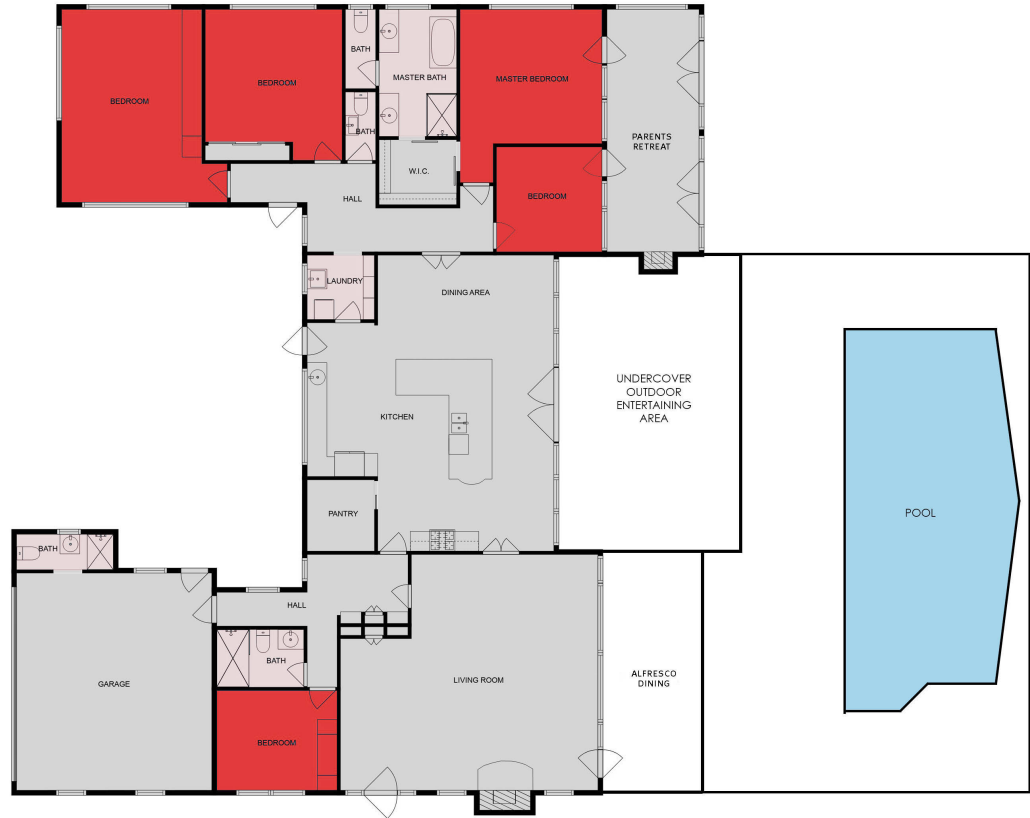
|                  |   |
|------------------|---|
| <b>Bedrooms</b>  | 5 |
| <b>Bathrooms</b> | 4 |











This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.