



27 Claxton Street, TINONEE, NSW 2430

TERRIFIC TINONEE AT AN ENTICING PRICE

Discover the perfect blend of comfort, space, and lifestyle in this inviting family friendly three bedroom home, ideally positioned in the heart of Tinonee.

Designed with versatility in mind, the home features a fully functional ground floor complete with a utility room, third bathroom, and additional living space perfect for extended family, a home office, or a private retreat.

Upstairs, you'll find a warm and welcoming atmosphere highlighted by a modern kitchen, split system air conditioning, and a cozy wood fire for those cooler months. The home also enjoys a pleasant outlook, adding to its relaxed, easy living appeal.

The master bedroom enjoys an ensuite (with spa bath) and rear verandah access plus built in robes. Both bedrooms 2 and 3 also enjoy fitted robes.

Car accommodation is a standout, offering a large three car carport plus additional semi covered space for up to two more vehicles ideal for families, tradies, or those with boats or caravans.

Set on a generous 925sqm fully serviced town block, there is plenty of room for kids

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 93P2383

SALE DETAILS

Price Guide \$575,000

CONTACT DETAILS

Troy Loretan
0400 530 269

and pets to run and play, making it a true haven for growing families. Outdoor living is well catered for with covered front and rear verandahs and a fantastic entertaining area, perfect for summer BBQs or gathering around the fire pit with friends during winter. An additional covered space provides even more flexibility for outdoor living or storage.

Location is key, and this property delivers. Tinonee Public Primary School is just around the corner, making school runs effortless. A short stroll takes you to the beautiful Manning River, where you can enjoy fishing, swimming, and a variety of water activities. Nearby, you'll also find sporting fields, tennis courts, and a general store just moments away.

Tinonee itself is a charming coastal village offering a relaxed rural feel, all within easy reach of Taree, the Pacific Highway, and just 20 minutes to a selection of stunning beaches.

Whether you're a young family, savvy investor, or retiree seeking a peaceful lifestyle close to larger centres, this property ticks all the boxes.

Currently leased at \$570 per week this property is a genuine prospect for investors or those buyers seeking to secure a home for future use.

We warmly invite you to contact Troy Loretan on 0400 530 269 to arrange your private viewing of this competitively priced opportunity.

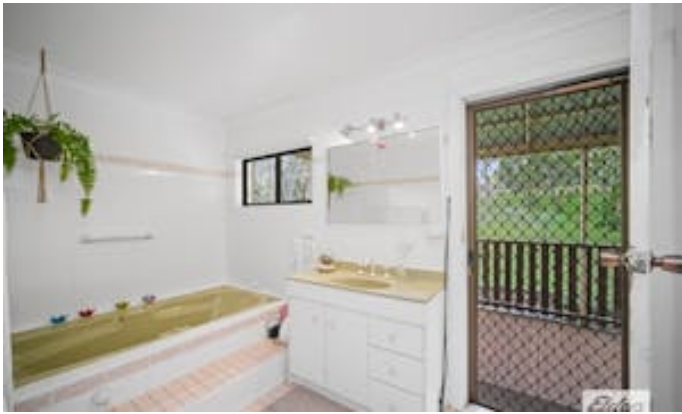
- Note that photos of property are from previous occupancy.

*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport, Kitchenette

- Land Area 925.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- 5 car carport
- Ensuite









FLOOR 1



FLOOR 2