



702 Tinonee Road, Tinonee

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A Country Residence of Distinction

An exceptional design, serene and convenient location with spectacular views! Located high on a hill facing east with panoramic views to the North and East across the lower Manning Valley. Halfway between Tinonee and Wingham, this home is sure to please the most fastidious buyer. The unique design of the property, both inside and out, allows for flexibility in its use. It could be a six bedroom/five bathroom family home with two complete living areas and more. It could be a four bedroom home, with a fully self-contained two bedroom unit, which could be used for the family or rented separately. It could be used as it is being used now - five bedroom fully self-contained accommodation, with a dedicated owner's wing. With a full-length covered verandah, facing north, the self-contained accommodation wing incorporates 5 king-size bedrooms and 4 bathrooms with huge kitchen and living area. Timber flooring brings warmth to this space. This 2ha (5 acres) property, Artisans On The Hill, has developed into an iconic landmark in the Manning Valley, but after 9 years of operating as a gallery, coffee shop, artisans training facility and accommodation, Peter & Christine are scaling down in order to relax a little more. Incorporated into the front wing of the property are the main bedroom suite, well-appointed kitchen, a dedicated office, plus the adjoining gallery which could be easily included as an extra family or media room to complement the huge lounge room. Through an expansive glass wall, with access to a covered verandah, there are spectacular views to the East across the farmlands and Kiwarrak State Forest. If workshop space is on your list, then the massive 21m x 9m fully insulated shed and 8m x 15m annex is sure to impress. It has the flexibility to be your unique family residence alone or with income producing accommodation as well!

2 ha

\$990,000

ID# 31857110063



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