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REAL ESTATE

| Shultz \ Taree



51 Beecher Street, Tinonee

Information Memorandum



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51 Beecher Street, Tinonee

Overview

Address	51 Beecher Street, Tinonee
Title Description	Lot 132 DP 718879
Area	3,070 sqm
Zoning	R1 - General Residential B1 - Neighbourhood Centre
Rates	Council - approx. \$2,450.00 pa Water - \$304.00 pa Sewerage - \$1,019.00 pa
Sale Details	Sale by Private Treaty Offers Invited



51 Beecher Street, Tinonee

Property Information

51 Beecher Street, TINONEE

4



2



2



3070 sqm



The village of Tinonee, on the banks of the Manning River is the delightful location for this flexible property.

With over 3,000sqm of elevated land the property includes a large brick home featuring 3 bedrooms, a study/4th bedroom, heated in-ground pool, plus an oversized double garage.

The site fronts two streets with the home in quiet Waterman Close and two income-producing shops fronting the main thoroughfare of Beecher Street.

An approved Development Application is in place subdividing the commercial section of the property while the residential area would still retain a huge area of 2115sqm. That's over half an acre!

Now you can have it all - a large, low maintenance residence with a pool and loads of room for extra vehicles PLUS an income from commercial property.

Offers Invited



51 Beecher Street, Tinonee

Financial Summary

Shop 1 / 51 Beecher Street, Tinonee

Rent \$ 1,040.00 per month (\$ 12,480.00 per annum)

Lease Term 1 September 2017 - 31 August 2020

Outgoings Nil

Shop 2 / 51 Beecher Street, Tinonee

Rent New lease at \$ 1,040.00 per month (\$ 12,480.00 per annum)

Lease Term 3 years with a 3 year option
Commencing 15th June 2020

Outgoings Grease Arrestor Maintenance

Agents Note:

1. Shops and Residence each have individual electricity meters
2. Common water meter which is accounted to the Residence
3. Solar pool heating is a PVC rib system on the roof of Shop 2



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Wayne Shultz

0417 353 011

wayne@shultzfn.com.au



51 Beecher Street, Tinonee

Location Map





51 Beecher Street, Tinonee

Photos Photo Gallery







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51 Beecher Street, Tinonee

Deposited Plan

InfoTrack

Reg 1642332 / Doc ID: 0718879 P / Rev: 24-Jun-2002 / Page 108 / File: 12-Feb-2002 10:21 / Page 1 of 1
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Zoning Certificate

[Click here to view full Zoning Certificate](#)

Extract from Local Environmental Plan 2010

R1 - General Residential

Greater Taree Local Environmental Plan 2010

Current version for 24 January 2020 to date

[Land Use Table](#) > [Zone R1](#)

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Airstrips; Agriculture; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Rural industries; Rural workers' dwellings; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities

Greater Taree Local Environmental Plan 2010

Current version for 24 January 2020 to date

[Land Use Table](#) > [Zone B1](#)

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood.
- To allow residential and tourist and visitor accommodation above retail, business and office uses to bring a higher level of vibrancy to the centre.
- To strengthen the local community and support the role of the local centres.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Home industries; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Farm buildings; Forestry; Freight transport facilities; Funeral homes; Hardware and building supplies; Helipads; Home occupations (sex services); Industrial training facilities; Industries; Liquid fuel depots; Marinas; Mooring pens; Mortuaries; Pond-based aquaculture Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Rural industries; Sex services premises; Specialised retail premises; Timber yards; Transport depots; Truck depots; Vehicle repair stations; Vehicle sales or hire premises; Waste disposal facilities; Waste or resource management facilities; Wharf or boating facilities



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0417 353 011

wayne@shultzfn.com.au



51 Beecher Street, Tinonee

Drainage Diagram

 **MIDCOAST**
council

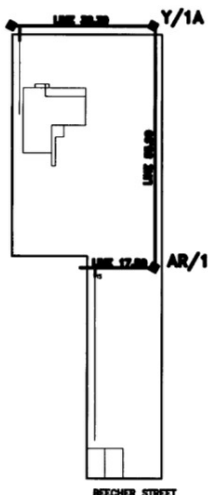
PROPERTY NO **5495**..... PLAN OF HOUSE DRAINAGE NO. **5495**.....
.....of.....
Lot **132**.....Sec.....D.P. **718879**.....House No. **2/51**.....
Street **BEECHER STREET**.....Town **TINONEE**.....
Strata Plan No.....Strata Plan Name.....

SEWER REFERENCE

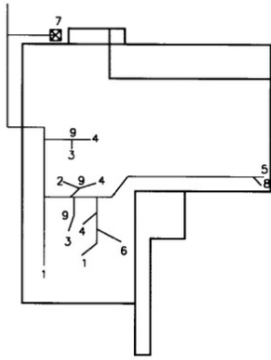
Sewer Connection existing
at 14.00 metres from
D.S.M.H. AR/1.....
Depth approx. 1.00 metres.

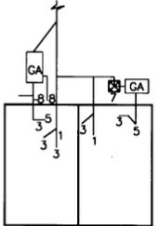
LEGEND

W.C.....1	Floor Waste.....9	Manhole.....
Bath.....2	Soil Vent Pipe S.V.P.....	Easement to drain sewer.....
Basin.....3	Waste Stock.....W.S	Easement to drain water.....
Shower.....4	Inspect. Shaft.....I.S	Right of Carriageway.....
K.Sink.....5	Reflux Valve.....R.V	Electricity easement.....
Tubs.....6	Tap Over.....T.O	
Gully.....7	Grease Arrestor.....GA	
Vent.....8	Urinal.....UR	



BEECHER STREET





Please Note:
This Diagram is a combination of
Sewer Service Diagram & Sewer Location
Diagram.

Drawn by **AJS**.....Date **13/2/01**.....
.....Date.....
.....Date.....
Work Commenced.....
W.C Connected.....
Work Completed.....
Lic'd Plumber.....
.....Inspr.....20.....
Cert No.....

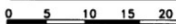
Scale in metres



Building Layout 1:250

ORIGINAL

NOT A SURVEY PLAN



Site Plan 1:500

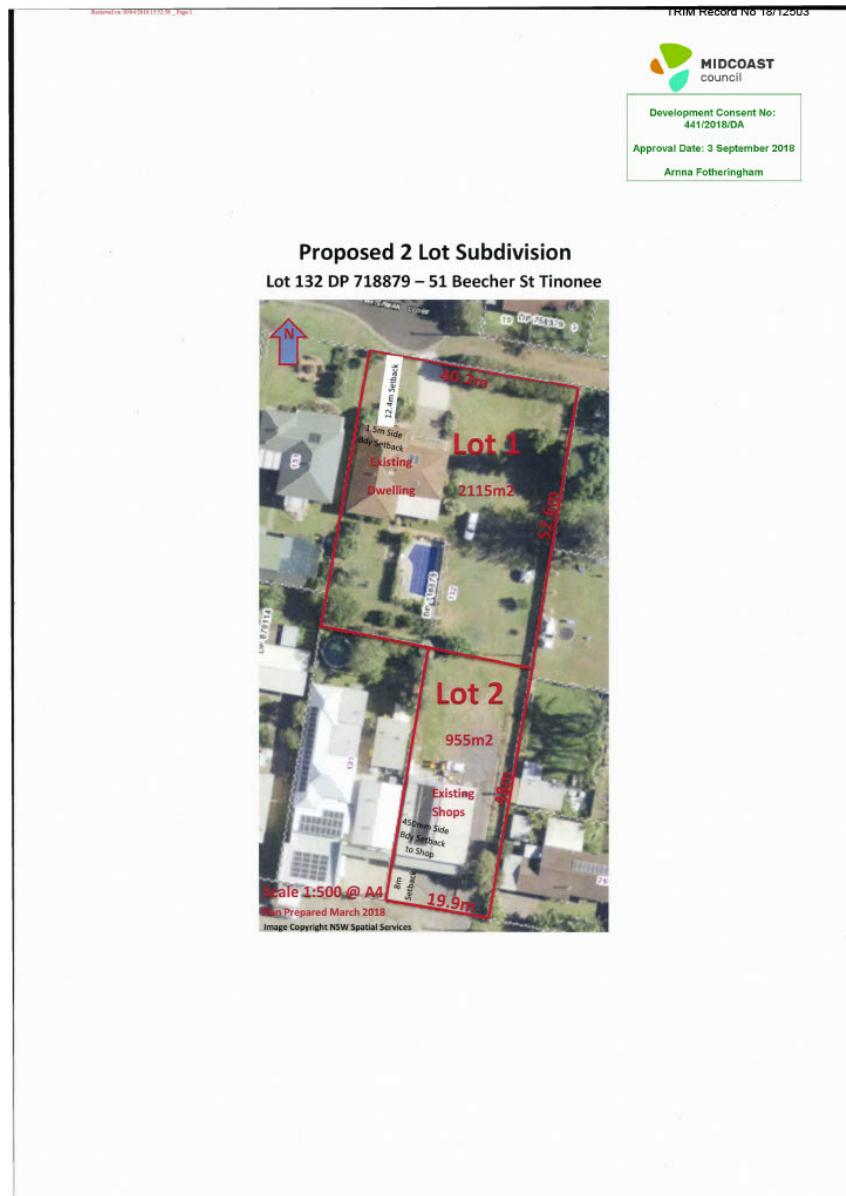
1) THIS PLAN IS NOT A CERTIFIED COPY UNLESS AN APPROPRIATE COVER EXISTS.
2) NO WORK SHALL BE COMMENCED UNLESS CONSENT HAS BEEN RECEIVED BY
MIDCOAST WATER



51 Beecher Street, Tinonee

Development Application

[Click here to view Development Application](#)





Shultz \ Taree

Wayne Shultz

0417 353 011

wayne@shultzfn.com.au



51 Beecher Street, Tinonee

Agent Details

If you have any further queries please do not hesitate to contact me.

- Wayne Shultz



M: 0417 353 011

E: wayne@shultzfn.com.au



Disclaimer

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All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.