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51 Beecher Street, Tinonee

Information Memorandum

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51 Beecher Street, Tinonee

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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

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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

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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:

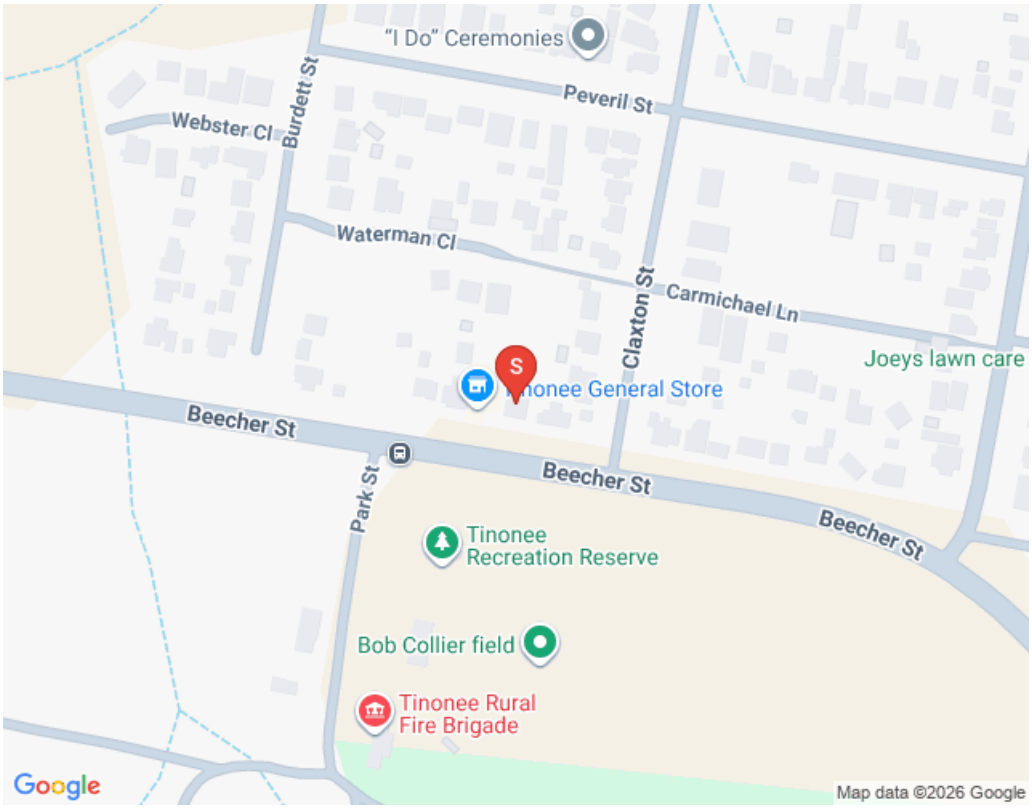
1. Shops and Residence each have individual electricity meters
2. Common water meter which is accounted to the Residence
3. Solar pool heating is a PVC rib system on the roof of Shop 2

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Location Map



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51 Beecher Street, Tinonee

Photos Photo Gallery






























Shop 2.
Takeaway


Shop 2.
Takeaway


Shop 2.
Takeaway

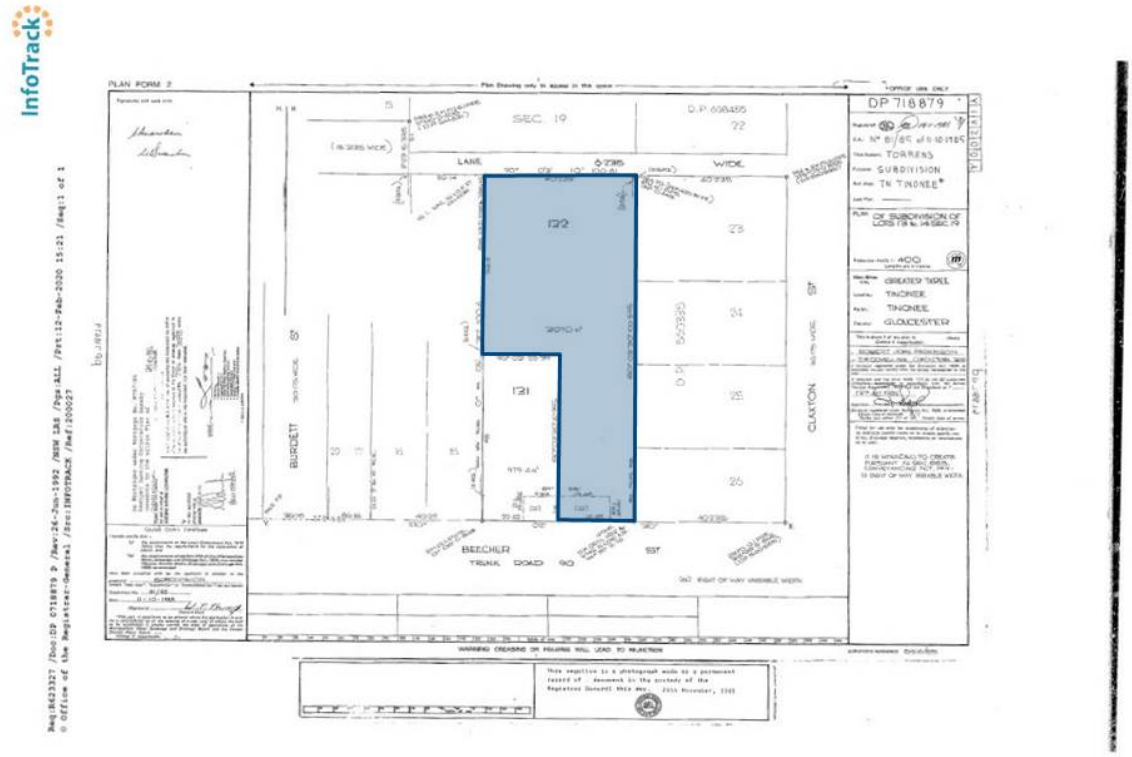


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Deposited Plan



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Zoning Certificate

Click here to view full Zoning Certificate

Extract from Local Enviromental 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

B1 - Neighbourhood Centre

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

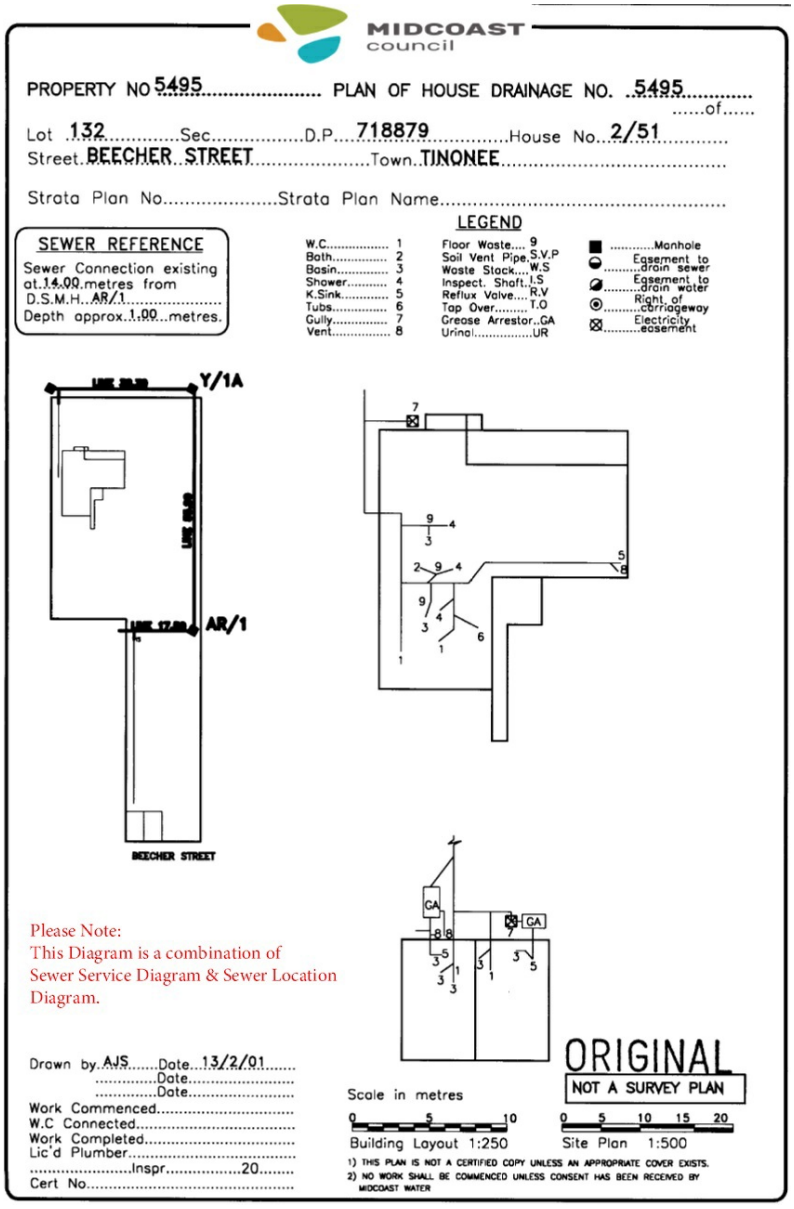
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Drainage Diagram



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

Y/1A
AR/1
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
Site Plan 1:500

ORIGINAL
NOT A SURVEY PLAN

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

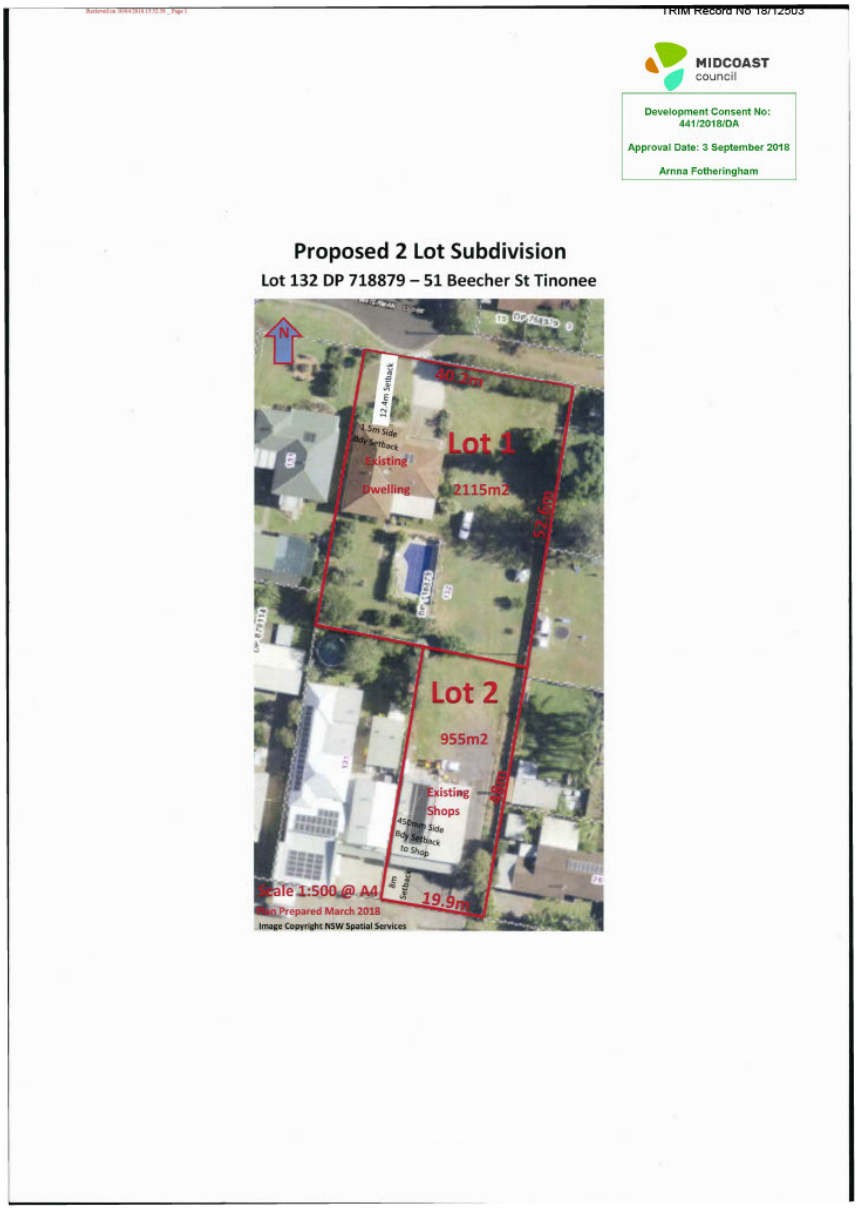
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Development Application

Click here to view Development Application



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Agent Details

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

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Disclaimer

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We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy.

We do not accept any responsibility to any person for its accuracy and do no more than pass it on.

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