



26 Mannanarie Road, Jamestown



## A Timeless Stone Villa

A rare opportunity to secure a charming stone villa packed with character, space, and outstanding value. Positioned on approximately 1,738 sqm, this inviting property offers peaceful country living with privacy, practicality, and room to grow.

Behind the large front fence, the home enjoys a quiet and private setting away from the road, with established gardens creating a welcoming first impression. Inside, a classic central hallway leads through to spacious living areas filled with warmth and charm.

The home features three generous bedrooms, all with carpet flooring and beautiful ornate fireplaces in Bed 1 & 2, adding timeless appeal throughout. The lounge room is comfortable and spacious with carpet flooring and gas heating for year-round comfort.

The kitchen and dining area offers a practical and rustic feel, complete with stainless steel benchtops, double sink, butcher's block preparation area, lino flooring, and a slow combustion heater creating the perfect country atmosphere during the cooler months.

The bathroom includes tiled flooring, shower, bath, toilet, and single vanity, while the external laundry is well-equipped with tiled flooring, stainless steel

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<b>Price</b>	\$415,000
<b>Property Type</b>	Residential
<b>Property ID</b>	12297

### Agent Details

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wash trough, hand basin, and an additional toilet.

Outside is where this property truly shines. The expansive allotment provides endless space for children, pets, gardens, or hobby farming pursuits. A substantial shed with concrete floor and power offers excellent storage or workshop space, while the converted studio room with lino flooring and air conditioning adds flexibility for a home office, retreat, or creative space.

A chook run and additional rear storage areas further enhance the lifestyle appeal of this versatile property.

Additional Features:

- Double car carport
- 3.6kW\* solar system
- 10,000L\* rainwater storage
- Electric hot water system
- Established low-maintenance gardens
- Impressive shedding and studio space

Properties offering this much space, character, and potential at an affordable level are becoming increasingly hard to find. A genuine opportunity for families, investors, or buyers seeking a country lifestyle with room to move.

\*Denotes approximate

CT5633/383

Zoned: Neighbourhood

LGA: Northern Areas Council

Land Size: 1,738 sqm\*

RLA228106

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