

# 26 Highview Crescent, Modanville, NSW 2480



## Sold Acreage

Wednesday, 23 August 2023

26 Highview Crescent, Modanville, NSW 2480

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5000 m2**

**Type: Acreage**



Jillian Challinor

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**\$1,065,000**

This solid brick and tile home is found on the edge of the range at Modanville. At the end of a quiet culdesac, low traffic means you can delight in the birdsong and picturesque views that enhance this rural lifestyle abode. Perfectly set up for the family, this brick and tile home comes with the option of 4 bedrooms, or 2 x 2 bedroom self contained "units". Live one end, second income the other with a permanent tenant, or B&B. Plus++ the block meets council size requirements to subdivide for a second dwelling (STCA)...It's all win win with this one. The in-ground pool will be the focal point for Christmas gatherings this year! Bring on summer with the kids. Featuring: \* 2 full kitchens \* 2 Large living rooms \* 2 bathrooms- one with spa bath \* 4 Bedrooms \* Built in wardrobes \* Large separate laundry, one in 2nd bathroom \* 2 back deck areas- one for each living area \* 1.5kw and 6.6kw Solar power \* Fenced rear yard \* Fully fenced in-ground salt water pool \* Chicken run \* Vegetable gardens \* Established fruit trees \* Wide lawns \* Double garage with electric doors \* 2 car shed plumbed with water and electricity \* 1 carport \* 5000m<sup>2</sup> or 1.2 acres \* Views to Nightcap Ranges So much to love about this property. Don't miss this New Direction in Opportunity, call Jillian Challinor for your private inspection today...0419 211 661