

43 Funnell Drive, Modanville, NSW 2480

Jodie Mitchell
Properties

House For Sale

Wednesday, 22 May 2024

43 Funnell Drive, Modanville, NSW 2480

Bedrooms: 3

Bathrooms: 2

Area: 5398 m2

Type: House



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Offer Guide \$695,000 to \$745,000

This sloping block has been wonderfully worked allowing for three distinct living zones that are private from each other: the terrace for the primary residence, the central area, where the secondary residence/cabin is located and the fenced paddock, where the tiny home has been set up.

- Terraced house pad ready with fully approved DA incl design for 3-bed 3-bath two-level home
- A fully approved 2-bed cabin with stunning views and covered leafy courtyard
- A split-level tiny home with huge, covered deck in fully fenced paddock

• All on 5398m² with more than 60 established fruit trees, water tanks and fresh gravel stepped path and driveway

Terraced Pad Top Level The top level is ready to build on, with a levelled pad, power and town water ready to be connected. There's a fully approved DA for a 3-bedroom 3-bathroom home on two levels including parking underneath. OR There's an option for a relocated home to be moved here.

Cabin Middle Level Built in 2015 the cabin has on-trend barn doors that enter to an open plan immaculate home with louvred windows, blinds, air-conditioning and timber-look floors. One small bedroom and another bedroom/office which opens to the main living area. The bathroom has shower over a deep bath, toilet, vanity and gas HWS. The newly refurbished kitchen has good cabinetry and gas cooking. The covered, paved outdoor area is very private and surrounded by herbs and a neat, leafy garden.

Tiny Home Bottom Level The tiny home was built in 2021 and has a very large, covered deck facing the views, and is steps away from the multiple fruit trees, established veggie gardens, water tanks for the garden and chicken house. The tiny home is cleverly located and private, looking over the fully fenced bottom part of the block. Conveniently connected to power, grey water septic, and has a composting toilet. It is beautifully finished with interior VJ panelled walls, and timber-look flooring. Split level in design, with the kitchen and bathroom on the entry level, step up to the relaxing living area, and up again to the loft-style queen-sized bed. With all the hard work done, you can enjoy raised veggie beds in a fenced setting, with so many fruit trees! Tamarillo, mulberry, apples, mango, nectarine, pomegranate, lychee, passion fruit, dragon fruit, oranges, lemons, mandarin, paw paws, bananas, pink grapefruit, lime, cumquats, Panama berry, blueberry, figs, guava & loquat.

Rates \$2169.55 Cabin rental estimate \$390-\$420 per week Contact Jodie for the following:

- DA approval for new home
- DA approval for on-site septic system extension
- Tiny home information supplied by NSW Govt/LSC

Location Beautiful Modanville sits high on a ridge (flood free) with stunning surrounding views of the countryside. Approx 15 minutes drive to Lismore CBD Around 45 minutes to the beaches, shopping & dining of Byron Bay And Ballina Byron Airport is 45 minutes drive. Open for inspection times will be advertised here, or please call Jodie for your private inspection 0421 989 086

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