

# 1 Craiglea Court, Modanville, NSW 2480

## House For Sale

Friday, 19 April 2024



1 Craiglea Court, Modanville, NSW 2480

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 5011 m2**

**Type: House**



Sundai Harrison

0413751184

**\$1,250,000**

Introducing 1 Craiglea Court, Modanville – an inviting 3-bedroom, 2-bathroom home boasting a double lock-up garage and ample parking space. Nestled on a substantial 5011m<sup>2</sup> corner block, this sturdy brick residence holds promise with its R5 zoning, allowing for potential subdivision and the construction of a second dwelling or a granny flat (subject to council approval). This residence provides a blank canvas for its next owner to infuse their own style and personality, while having been lovingly maintained by its current owner. Recent updates include a renovated bathroom designed for accessibility, along with a modernised kitchen featuring a new glass induction stove top and oven installed in 2023. Fresh carpets and interior paint enhance the home's welcoming ambiance, and each bedroom is complemented by built-in robes. Enjoy breathtaking north-facing views from the generous 2-meter wide verandas, with clear nights offering glimpses of the iconic Byron Bay lighthouse. Entertain effortlessly in the stylish outdoor entertainment area, perfect for hosting gatherings and creating cherished memories. Adding to its appeal is a studio downstairs complete with its own kitchenette and bathroom, offering versatility as additional guest accommodation or potential rental income. Outside, the expansive block showcases mature trees - including mango, macadamia, pecan, and citrus trees, alongside black seedless grapes and passionfruit vines, providing a plethora of fresh produce year-round. As an added bonus, the owner is including a John-Deer Zero Turn mower, purchased new in 2020 and regularly serviced. This home is not only connected to mains power but also benefits from solar back to the grid and solar hot water, ensuring energy efficiency and cost savings. Town water is readily available, ensuring convenience and reliability for daily living. The property was restumped around 6 years ago, ensuring its structural integrity and providing peace of mind to its occupants. Conveniently positioned just a short 15-minute drive from Lismore, and within walking distance to 'Annie's Country Bakery'. Under 10 minutes drive to both The Channon Tavern and Dunoon Sports Club, known for their great food and live music on weekends. This location also offers easy access to Byron Bay (45 minutes) and the Gold Coast airport (1 hour). A bus stop is conveniently located out the front, providing access to local public schools in Modanville & Dunoon, as well as transit to Lismore. Don't miss the chance to make this outstanding property your own and embrace the distinctive lifestyle it offers. Don't delay, call Sundai today to book your private booking. Open homes will be scheduled, so keep an eye out!