



**SOLD**

## TRANQUIL PRIVATE RESIDENCE

Enter the home through the long private driveway, to the heart of the home, 13 Funnell Drive offers low maintenance, spacious, quiet small acreage lifestyle with excellent privacy and single level living,

### Features Include:

- Solid single level brick construction
- 3 bedrooms 2 with builtins
- The large centrally located kitchen provides plenty of bench space and storage complete with gas cooking and dishwasher
- Extra rumpus room or office
- Separate large laundry
- Open plan living/dining with high raked ceilings
- Master bedroom with newly renovated 3-way bathroom, 2 bedroom has its own ensuite
- Double garage that opens on to the covered breezeway
- Freshly painted through-out
- Town water with excellent pressure plus 2 water tanks
- Solar panels
- Park-like grounds with established gardens mature trees and usable lawn areas
- Various fruit trees
- A special tranquil running creek over stunning rock formations that create a sense of calm
- Plenty of room for kids and pets to create memories,

Move-in and enjoy everything on offer or upgrade the home to your own personal needs. Within a short stroll to the local general store and take away store 15 minutes to Lismore, 35 minutes to local beaches, 5 minutes to The Channon and Dunoon The estate benefits from regular direct school bus routes

The grounds span across 6129.00sqm that surround the home's easy-to-manage gardens, this home is a private haven for a family offering security and tranquility. Phone today to secure your private inspection

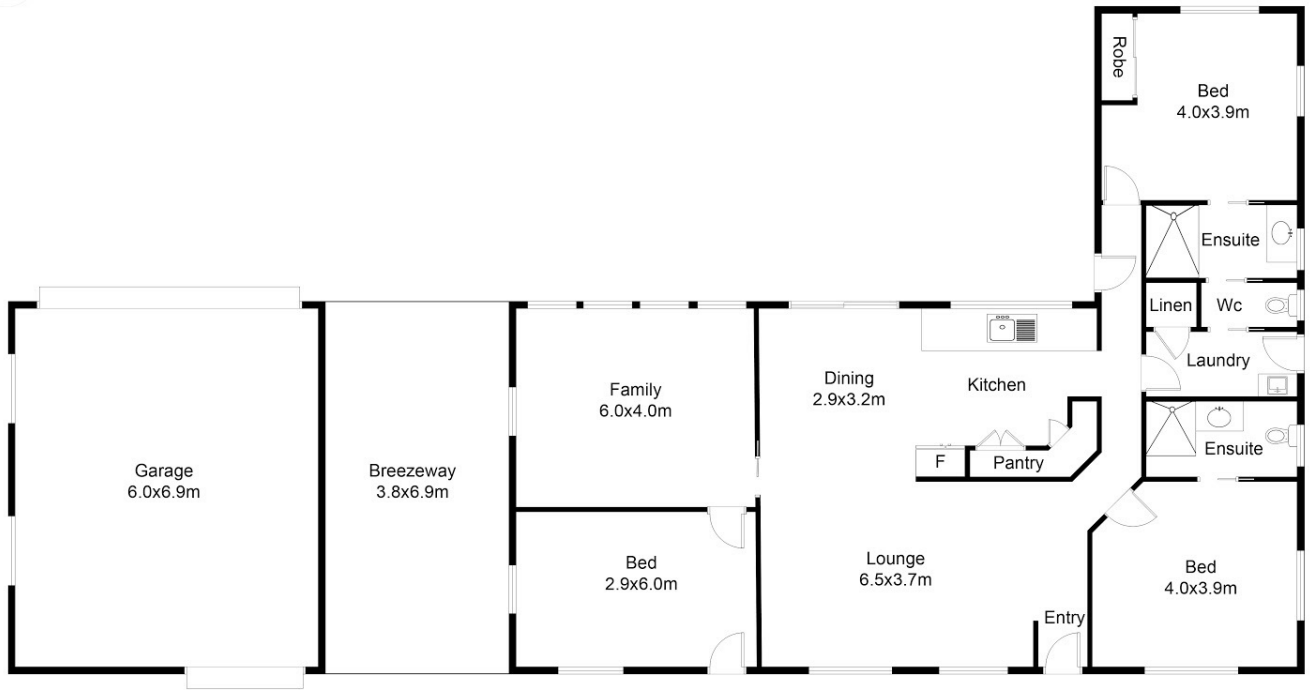
**3 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$800,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

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13 Funnel Drive, Modanville

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.