



**SOLD**

## "MOTIVATED VENDOR NEW PRICE "STUNNING PROPERTY COMPLETE WITH VIEWS AND PRIVACY

Absolutely perfect for young and established families, "belle la vie."

This spacious and immaculate 4-bedroom brick and tile-family home boasts breathtaking valley vistas and is complete with a sparkling in-ground pool. Perfectly situated and beautifully presented.

Smart in design, expansive open plan living spaces, neutral décor and A/C comfort are well served by a gourmet kitchen boasting a granite island bench, quality appliances and a gas cooktop. A seamless transition of indoor/outdoor living is provided by a large covered outdoor entertaining area and flows onto the covered front verandas.

An additional formal lounge /rumpus room provides further space for all the family. The master bedroom features an ensuite and a large walk-in robe which adds to the luxury on offer. The fireplace is a great addition to this home and practical for those cooler winter evenings.

In addition to all that the home has to offer is a private studio complete with a living area, kitchenette, bedroom and bathroom that flows onto its large private covered veranda and enjoys lovely garden views.

We also have somewhere to fit your bikes, boat, and other motorised toys the modern family may have. The powered 4-bay colour bond shed is accessible from the sealed drive and complete with remote doors.

The house is tucked away from the street, which creates an incredibly private space surrounded by beautiful green bushland, a creek on the boundary and beautiful wildlife.

The tranquil location is approximately 15 minutes to Lismore and quality schools, 30 minutes to Ballina shops and beaches and 40 minutes to Lennex Head and Byron Bay.

FEATURES INCLUDE:

**5 BED | 3 BATH | 4 CAR**

**PRICE:**  
\$1,080,000

**OPEN FOR INSPECTION:**  
N/A



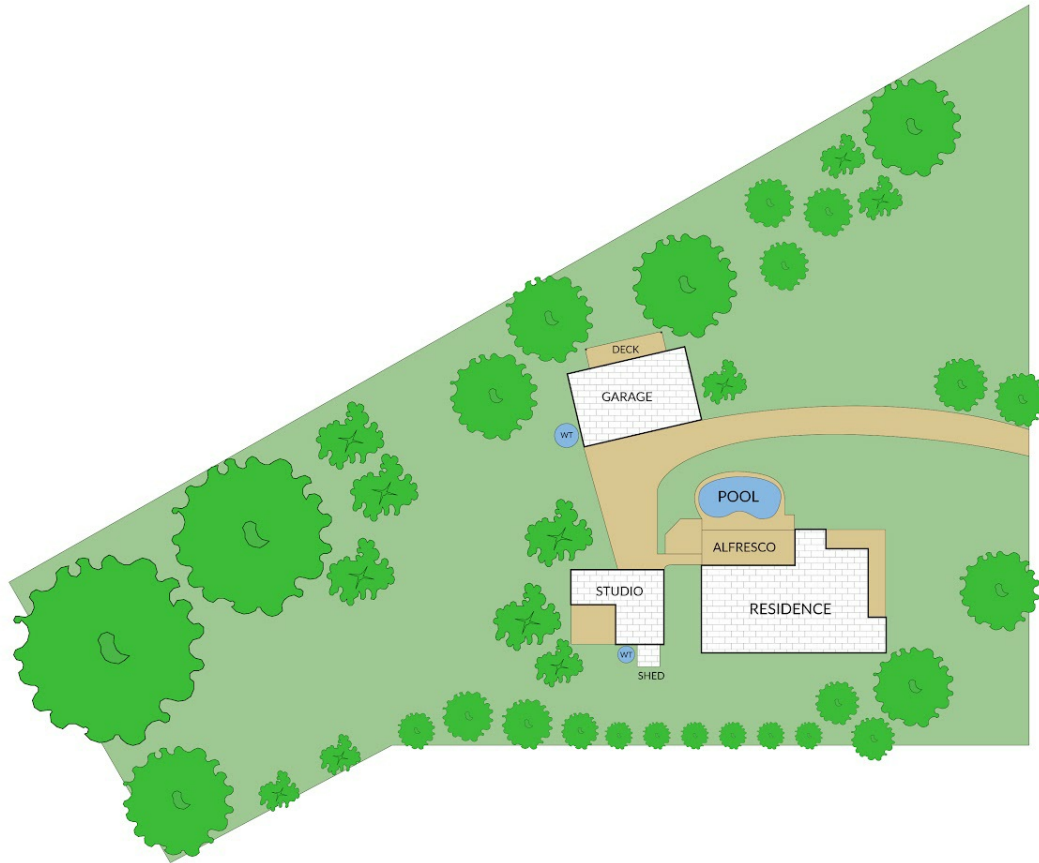
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Internal 323m<sup>2</sup> External 5095m<sup>2</sup> Total 5418m<sup>2</sup>

14 Dunromin Drive, **Modanville**



4 x 3 x 4 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.