13 HIGHVIEW CRESCENT, MODANVILLE, NSW, 2480









SOLD

RARE DUAL-DWELLING OPPORTUNITY IN PEACEFUL MODANVILLE

Welcome to your leafy retreat in the heart of Modanville. A rare dual-dwelling property on a 1,000+m² block, offering flexibility, privacy, and the relaxed pace of rural life. Just minutes from the local bakery, bottle shop, and Modanville Public School, this property blends the charm of country living with the convenience of nearby towns and coastal access.

Whether it's multi-generational living, a teenager's retreat, an income-producing rental, or extra space for family at Christmas, this home offers endless possibilities, the choice is yours.

Enjoy privacy and space surrounded by leafy gardens and a ready-to-plant vegetable patch. The well-maintained grounds are low maintenance.

Property Overview:

Dwelling 1
- Two large bedrooms (one with walk-in robe or study)
- Full kitchen with large gas range
- Open plan living area with combustion fireplace
- Bathroom, laundry, and carport

Dwelling 2
- Light-filled and open, with high raked ceilings and a relaxed feel.
- Three bedrooms
- Open plan living and dining area
- Bathroom
- Lovely patio

Additional features include:

- Fire-pit area for relaxed evenings
- Garden shed
- Large external garage/shed
- 2 x split system air conditioning units, 1 in each dwelling.

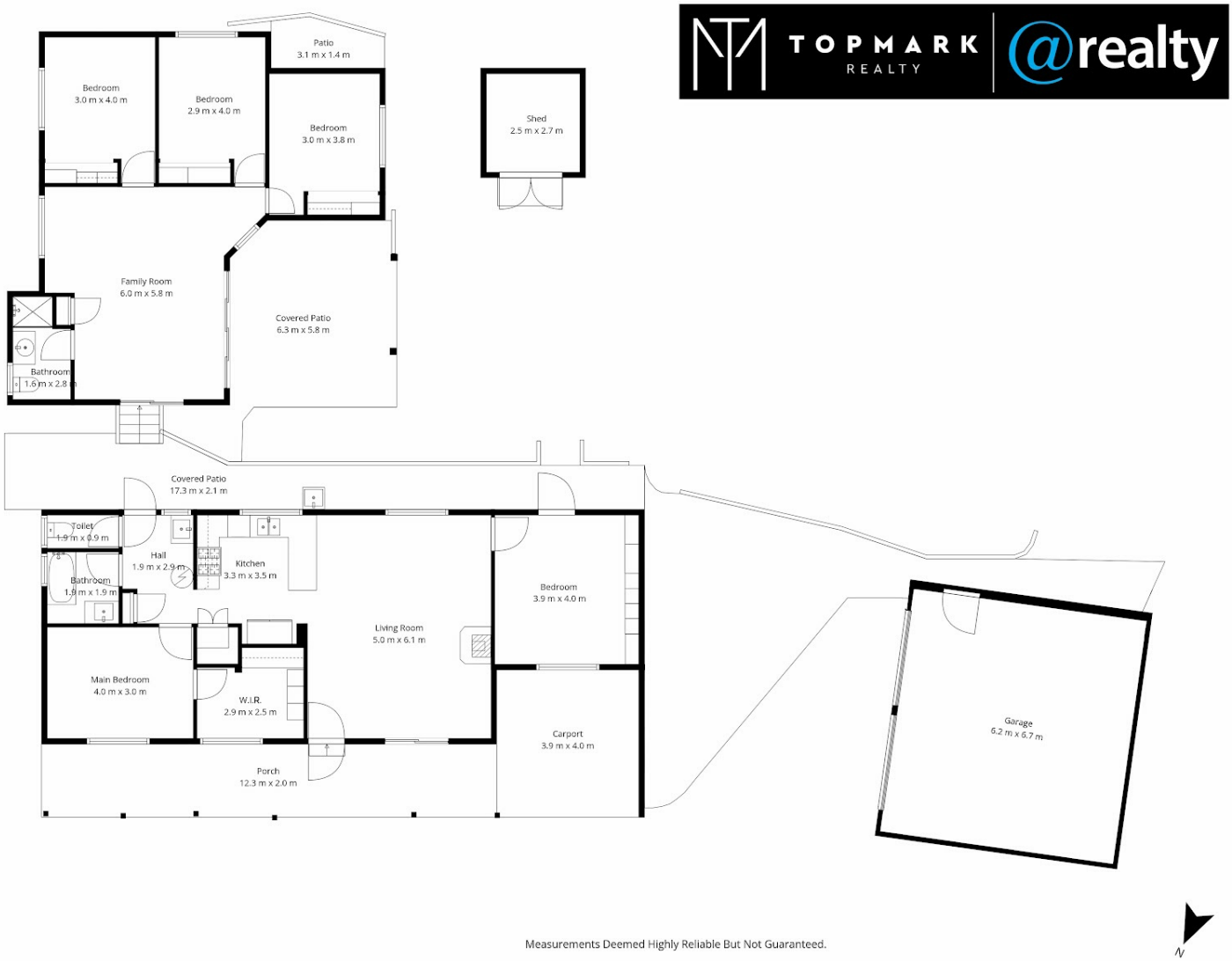
5 BED | 2 BATH | 3 CAR

PRICE:
$840,000

OPEN FOR INSPECTION:
N/A



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Measurements Deemed Highly Reliable But Not Guaranteed.

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.

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