

## 19 Funnell Drive, Modanville

### Table of Contents

- | [Property Details](#)
- | [Photo Gallery](#)
- | [Map](#)
- | [Contact For Inspection](#)

## Property Details

19 Funnell Drive, Modanville



VILLAGE LIFE WITH ACREAGE

4  1  7 

Have the best of both worlds with this 4 bedroom home including 2 sheds and sitting on 3.2 acres of land in the heart of Modanville.

Each of the bedrooms have carpet floors, rooms 1-3 all have built in cupboards and the 4th bedroom can also be set up as a storage/study room. The main bedroom has access to the large timber wrap around verandah. A main bathroom which has a small bath, shower cubicle, separate toilet and large vanity services the 3 bedrooms at one end of the house, a cork floor hallway leads through to the open plan kitchen and living area. The kitchen has been updated to accommodate a free-standing gas cooker, dishwasher, corner pantry and space for a large fridge. The living and dining area has solid timber flooring and boasts a wood heater and large doors and windows for natural lighting and has access to the timber verandah and rear stairs.

Outside there is a carport attached to the house for car accommodation, but there is also a 6m x 3.6m colourbond shed with a carport PLUS a little distance from the house is a standalone 14m x 7m shed with 2 roller doors and cement floor. The block then opens to a cleared section where there is a variety of trees planted plus a seasonal creek with a waterfall feature.

A large solar system is already in place saving you money on electricity bills plus the house is connected to town water.

Located 15 minutes back to Lismore or 45 minutes to beautiful Byron Bay. Enjoy the local surrounds such as Rocky Creek Dam and Whian Whian Falls.

For your private inspection please call Gary Ghilardi on 0438 868 627.

- 4 Bedrooms
- 1 Bathroom
- 7 Garages
- Study
- Open Fire Place
- Shed
- Built In Robes

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**\$895,000**



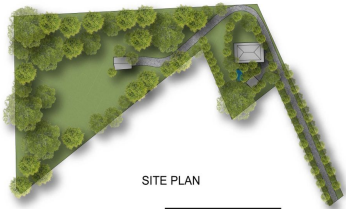
## Photo Gallery











SITE PLAN



INT: 121.7m<sup>2</sup>  
 EXT: 48.8m<sup>2</sup>  
 SHED: 112.8m<sup>2</sup>  
 CARPORT: 45.0m<sup>2</sup>



Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. © visionmedia.vision 2025.

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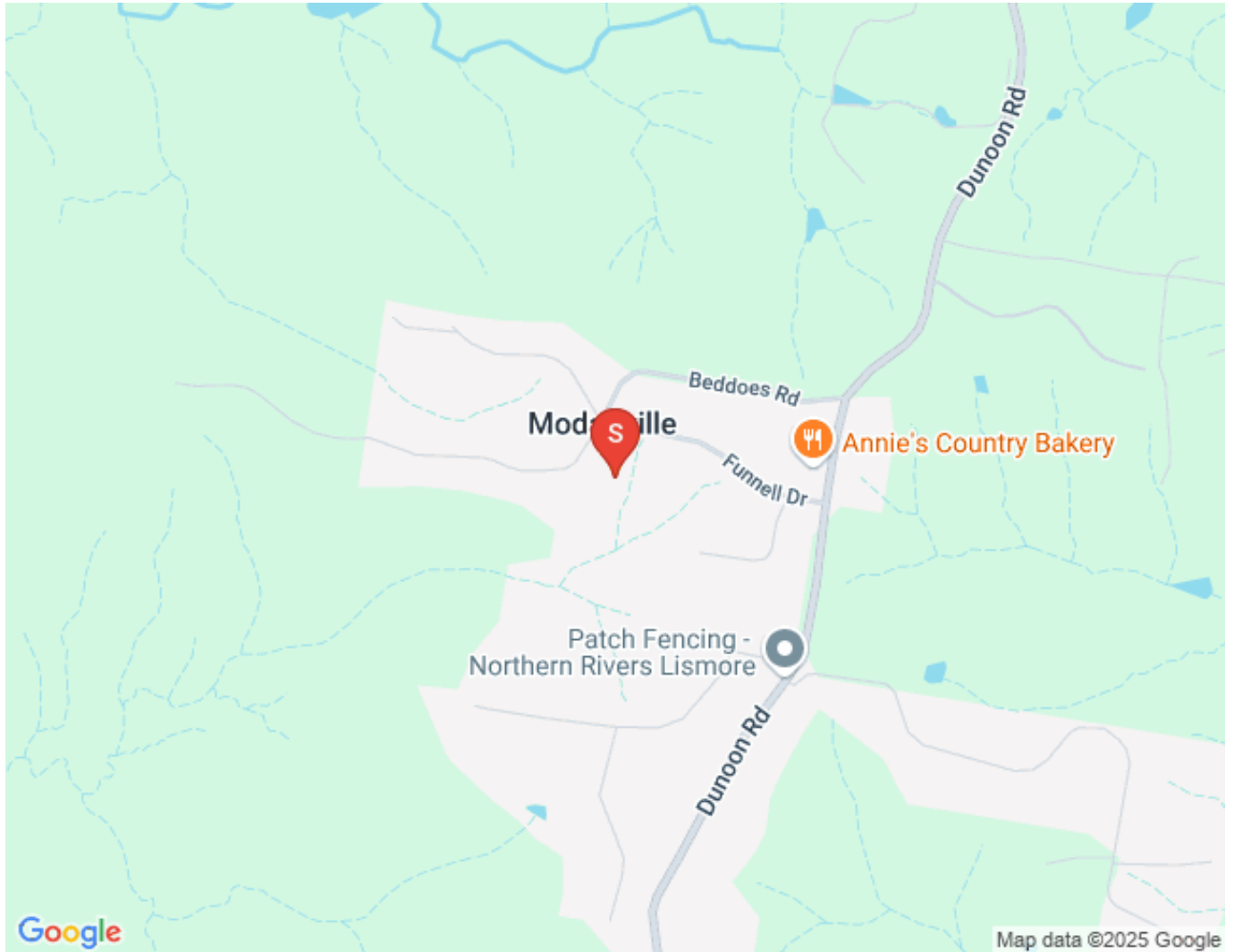
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## Map



## Contact For Inspection



### **GARY GHILARDI**

RURAL & LIFESTYLE SALES SPECIALIST

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