

# 31 Muraban Road, Dural, NSW 2158

**Lumby**

## House For Sale

Sunday, 11 February 2024

31 Muraban Road, Dural, NSW 2158

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 7**

**Area: 1 m2**

**Type: House**



Kate Lumby

## Auction

A captivating entrance with stunning gates and circular driveway brings you home to this immaculate multigenerational family home. Perfectly positioned on 5 picturesque acres in the exclusive Carters Road precinct in a whisper quiet cul-de-sac the estate appeals to combined family living. A seamless blend of casual and formal living areas that flow to the covered central alfresco entertaining spaces ready for your next celebration overlooking an inviting in-ground pool to be enjoyed all year round with your own private heated in-ground spa retreat. Enjoy the breathtaking views and north-facing aspect that fills the home with light throughout and easily maintains seasonal temperature with its double brick construction throughout. The main home gives you five generous sized bedrooms, all with built-in wardrobes and the luxurious master is private with dressing room and ensuite. Your family and friends will love the life of leisure and never want to leave your resort. There is a separate self-contained teenage retreat/guest quarters/pool cabana and an additional two bedroom plus study attached to the main residence. Perfect for additional family, guests or an added income. The triple garage and good sized shed with mezzanine level gives you and the home lots of storage space and room for ample car parking. The pony paddock complete with post and rail fencing is ready for your new friend, soccer nets or trail biking into the bush. Meticulously maintained and ready for you to move straight in with well established designer gardens that harmoniously blend with this expansive estate to give you a myriad of options. Close to all local schools and amenities. • Soaring high ceilings • Ducted air conditioning • 16 x 6m shed • Bistro blinds • Stunning Swimming pool • Heated undercover spa • Additionally 2 bedroom flat • Plus fully self-contained teenage cabana retreat • Horse paddocks • 7 minutes to Galston Shops • 25 minutes to Castle Towers • 38 minutes to M2 Rarely found. Bring the family to your resort. Kate Lumby 0414 620 222 Winner Australian Sales Campaign of the Year 2020 Winner Australian Diversity Boutique Agency of the Year 2019 Winner Australian Boutique Agency of the Year 2018 Winner Australian Auctioneer of the Year 2017 Winner Australian Auctioneer of the Year 2016 Winner Australian Real Estate Excellence Award 2016 Winner Australian Auctioneer of the Year 2014 Family Real Estate Agency Since 1968 All information contained herein is provided by third party sources including but not limited to the owners/developers, valuers and solicitors. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own enquiries and verify all relevant details for their accuracy, effect and currency.