

**33A/269 New Line Road, Dural, NSW 2158**

**SALIBA** Estate Agents

**Sold Villa**

Saturday, 2 March 2024

33A/269 New Line Road, Dural, NSW 2158

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Sarah Sibtain  
0450035253



Josh Saliba  
0245048004

**\$350,000**

Nestled within the charming landscape of Ingenia Holidays Sydney Hills, this over 55's Villa presents an attractive land lease cost-effective alternative for downsizing, or a golden opportunity for those considering homeownership instead of renting. With on-site management and an array of abundant facilities, this property effortlessly combines practicality with the allure of a holiday lifestyle. Don't miss the opportunity to make this charming villa your new home, providing both convenience and serenity in a sought-after Dural location. Features include: - No stamp duty upon purchase, and council fees are completely waived.- Land Lease Community - Immaculately renovated residence with new ducted air conditioning and many little extras.- Step into the combined lounge and dining area that sets the tone for a cozy and welcoming atmosphere.-The light-filled kitchen is equipped with European appliances, plumbing for fridge, and abundant bench space, making it a delightful haven.- Both bedrooms come complete with ceiling fans and the built-in wardrobes, providing practical and efficient storage solutions for a clutter-free living space.-The modern bathroom features a frameless shower screen, electric towel rail and backlit mirror. It is complemented by a second toilet with vanity conveniently situated across from the internal laundry, enhancing the overall functionality of the home.- Multiple storage linen cupboards strategically placed for convenience- The carport, with its internal access, adds a touch of convenience, ensuring smooth transitions in and out of the residence.- Venture outside to your own private patio and garden, creating a tranquil outdoor sanctuary for relaxation and leisure. For further information please contact Sarah Sibtain on 0450 035 253 and Josh Saliba on 0400 231 424 We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective tenants are advised to carry out their own investigations