

**34 Valencia Street, Dural, NSW 2158**



**Sold House**

Wednesday, 11 October 2023

34 Valencia Street, Dural, NSW 2158

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Joel Green  
0296511666



Preston Stewart  
0296511666

**\$1,900,000**

Picture perfect right from its white picket fence, this proud dual level residence promises sophisticated living with an enviable green backdrop. Appealing to growing families, the flexible floorplan features open living spaces on entry as well as a separate media room perfect for movie nights. Timber benchtops and modern cabinetry frame the kitchen which is positioned to overlook the lush backyard and make the transition to alfresco dining easy. Glass doors from the informal meals zone lead to an elevated deck perfect for hosting guests and enjoying an evening meal. The backyard is enormous with plenty of room for the kids to play and has space left to add a pool (STCA). The upper level boasts four well-sized bedrooms with built-in wardrobes and a neat bathroom to make family living a breeze. An additional bedroom is set on the ground floor, offering potential for extended family living. With Round Corner Dural Shopping Village and City buses just a 10-minute stroll away, you can be assured of a lifestyle of convenience. The address is also surrounded by a choice of elite schools, a 12-minute drive from Castle Towers and 14-minutes from Norwest Business Park. •?Landscaped 696 sqm parcel in a leafy & peaceful street with rear access•?Immaculate open plan living, chic main bathroom, study•?Timber flooring, fireplace, split-system a/c, ceiling fans•?North-to-rear aspect, firepit, sweeping backyard•?Zoned for Dural Public School, close to The Hills Grammar School and Pacific Hills Christian School We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.