

**37 Valencia Street, Dural, NSW 2158**



**Sold House**

Friday, 3 November 2023

37 Valencia Street, Dural, NSW 2158

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Sandra Ward  
0419203011

**\$2,519,000**

This contemporary single level home, 5 years on, is still current in its style, built with high ceilings and tastefully designed specifically considerate of life longevity. Built on 696 sq metres this spacious home has internal mudroom or study nook access to a tiled 2 or 3 car garage. Featuring 4 bedrooms, 2 with generous ensuites, a walk-in and/or built-in robes, with the other 2 bedrooms sharing the main bathroom, very current in style and inclusions. This property answers all of the many questions that buyers may want. Does it suit buyers looking to retire? Yes! It's completely level, low maintenance, and close to every amenity, all within easy walking distance. Does it suit young families? Yes! It's in close proximity to first-class schools, buses, shops, cafes, and services. The private outdoor rear patio, resplendent with a fan, provides for easy alfresco entertaining, accessed by sliding doors from the kitchen which boasts stone benchtops, Miele appliances, and butler's pantry with generous storage space and a sink. The casual dining and family living areas are tiled for convenience, and a study nook is an added bonus. This home also features ducted air-conditioning, intercom alarm, a ducted vacuum system, and a light-filled laundry with side garden and garage access. Light, airy, and stylish describe this altogether entertainer and single level family home in residential Dural, perfect for enjoying it's friendly village atmosphere.