



# guardian



## 16 Valencia Street Dural NSW

4 2 1

Cottage charm and a single level layout make this an enticing first home in a brilliant Round Corner location. Beautifully kept gardens and a bush outlook create a peaceful ambience in a private setting. Polished pine floors transition from the light-soaked living zone to a timber-topped kitchen. With bench seating, open shelving and a lovely treetop outlook, it delivers easy flow to the expansive deck. It's an impressive space to kick back and relax with friends surrounded by lush greenery.

Nicely sized bedrooms feature a master with an ensuite and a wall of built-in storage. A claw-foot bath tub is the highlight of the bathroom while the laundry offers handy external access. Move in and enjoy now, make modern updates later and take advantage of this home's convenient position a walk to Round Corner's shops, supermarket and cafes.

**Land Size** : 727 sqm

**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/dural/residential/house/5527563>



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Site Plan



Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own inquiries. Floor Plan by Xoria Media

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