



## 1 Dural Downs Way Dural NSW

6  4  8 

Positioned on 5.35 prime acres (2.167HA), this spectacular lifestyle property boasts incredible design and grand proportions. Complete with an abundance of light-filled living space, the main home includes an open plan lounge meals area, formal dining, games room and study nook. A wood fireplace features in the large formal lounge area creating a relaxed ambience while enjoying the surrounding greenery through beautiful French doors. The centrally-set chef's kitchen is framed by plentiful granite benchtops, has a 6-burner gas cooktop, wine storage and walk-in pantry. There are four well-sized bedrooms with integrated storage. An ensuite is enjoyed by both the master suite and second bedroom.

A large shed with 8 stables, kitchenette, office area and additional parking presents an additional business opportunity for an animal enthusiast with interest in running

**Price** : \$ 4,301,000  
**Land Size** : 5.35 Acres  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/dural/residential/acreagesemirural/6189575>



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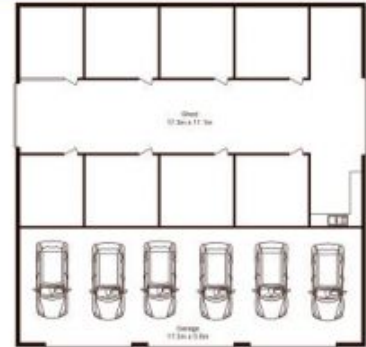


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Site Plan



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 Xorix Media.

1 Dural Downs Way, Dural



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