



# guardian



## 12 Angourie Court Dural NSW

4 2 2

Tucked away in a whisper quiet Dural cul-de-sac, this spacious residence is an enviable choice for families. The commanding façade opens to a welcoming, multi-zoned lower level which includes a formal lounge and dining zone, open meals area and versatile rear space. Centrally-set between the living zones is the generous kitchen which includes a built-in pantry, plenty of storage and gas cooktop. At the rear of the home there is a large family room ideal for entertaining in all seasons. The backyard is both child and pet friendly, with lush lawns allowing plenty of space to play or have a picnic.

The upper level of the home boasts four well-sized bedrooms with built-in storage. An ensuite adds luxury to the master suite while a main bathroom with a separate toilet caters to the other bedrooms. This peaceful address is a walk to buses, surrounded by a number of elite schools

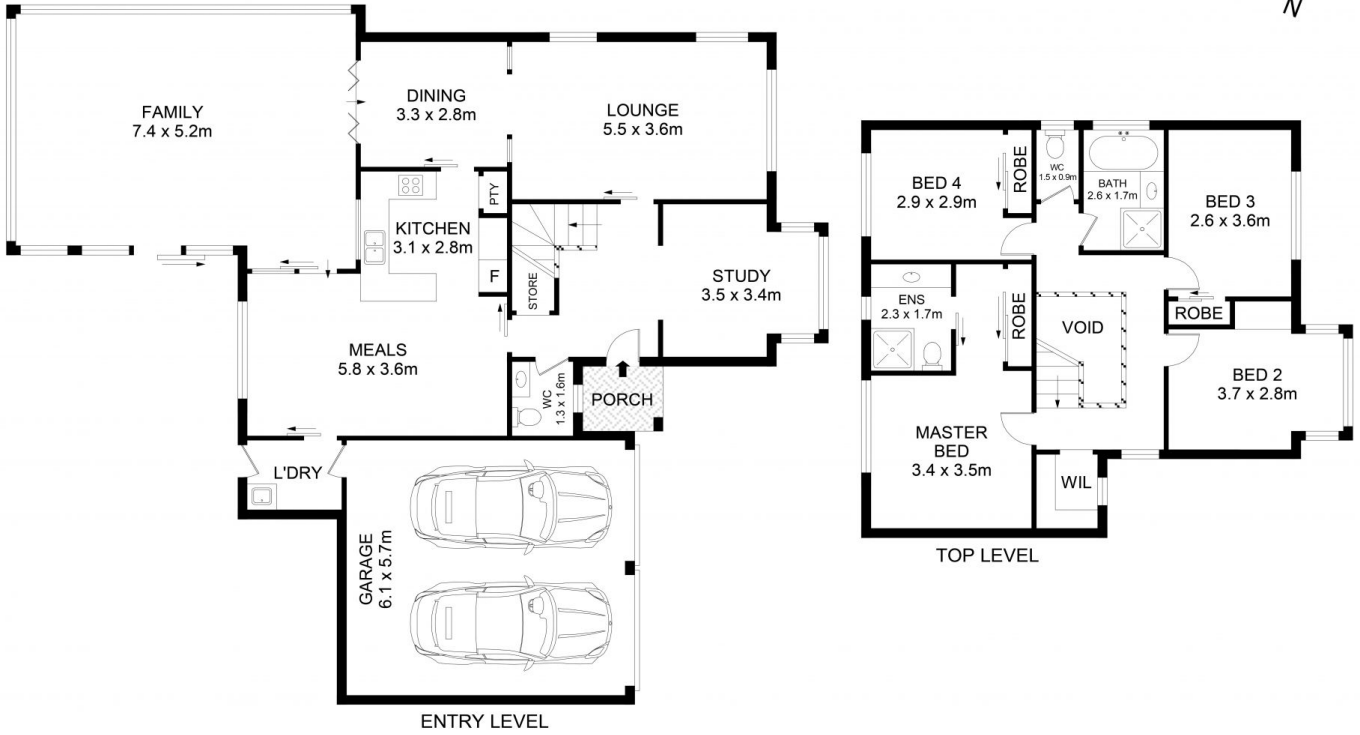
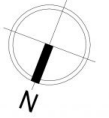
**Land Size** : 468.5 sqm  
**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/dural/residential/house/7375254>



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## 12 Angourie Court, Dural

### Disclaimer

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan

