



## DURAL

The house you've always dreamt of is waiting to be built on this 702sqm block-all at land value. A three bedroom home currently occupies this property in a prime, sought after location with unlimited potential for you to either renovate or detonate and less than 20m to Dural Village Shops. The home features polished floorboards, lounge room, meals area adjoining kitchen, split-system air-conditioning and internal laundry. Think of what can be achieved with this fantastic opportunity close to all amenities including shops, transport and sought after schools-an investment for the future!

Auction On Site 16th July at 10:00am

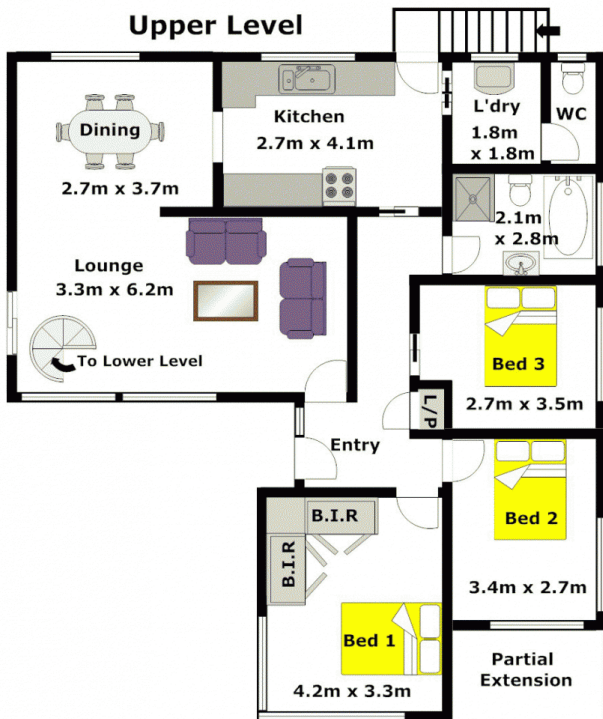
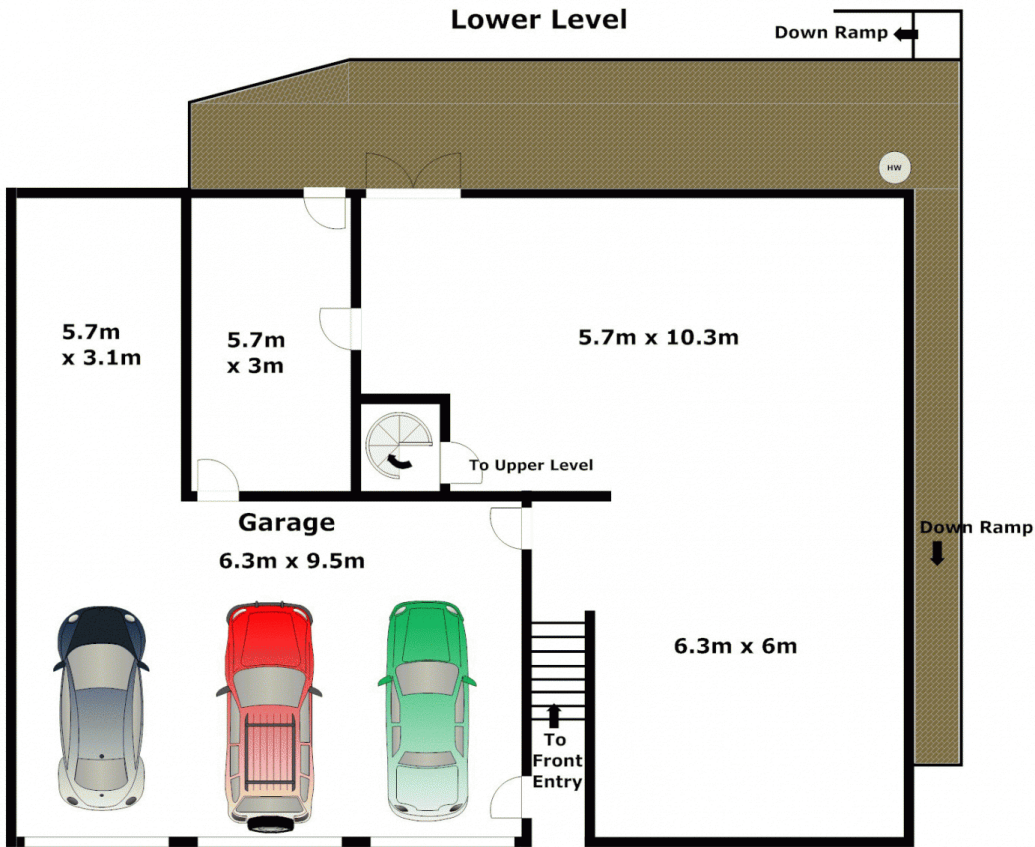
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**Land Size** : 702 sqm

**View** : <https://www.gilmour.com.au/sale/nsw/hills/dural/residential/house/5620031>



**Gilmour Property Agents**  
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**APPROXIMATE LOWER LEVEL FLOOR AREA: 197m<sup>2</sup> (21sq)**  
**APPROXIMATE UPPER LEVEL FLOOR AREA: 95m<sup>2</sup> (10sq)**

**APPROXIMATE INTERNAL FLOOR AREA: 292m<sup>2</sup> (31sq)**

**DISCLAIMER:**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any error, omission, or misstatement. This floor plan is intended as a guide only, for representation purposes only, and should be used as such by any prospective purchaser. No guarantee or warranties can be given, and any person using this information should rely on their own enquires.