



# guardian



## 10 Cranstons Road DURAL NSW

3 2 2

Presenting 4.35 acres of arable land, this property is brimming with opportunity to build your dream in a blue ribbon locale.

A nicely renovated cottage currently sits on the land, set among manicured lawn. Freshly painted, it has new carpet, polished timber floors and decorative cornices. An open plan, renovated kitchen has a rustic theme and a timber slab island bench. It flows to a dining area and family room, with a combustion fireplace in the large lounge room.

An incredible 190m of road frontage creates a commanding presence in a neighbourhood of executive residences. There is plenty of scope to build a new home while living in the cottage. The cottage could be retained as a source of rental return once the new residence is complete.

**Price** : \$ 3,050,000

**View** : <https://www.guardianrealty.com.au/sale/nsw/hills/dural/residential/house/4404506>



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