



17/3 Stonelea Court Dural, NSW

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### Ground floor no steps

The most affordable living in The Hills. Looking to downsize? Then look no further. Spacious ground floor, Strata Title unit enjoys a quiet position within the ultra-convenient 'Mountainview' Retreat, a sought-after over 55 retirement village at Round Corner Dural. Convenience is an understatement being approx. 100m to local bus transport and approx. 350m to Shops, eateries, medical facilities, and essential amenities (closer via a walkway).

Enjoy your independence whilst benefiting from an easy care, low maintenance lifestyle without compromising on quality of life, location or size. To arrange an inspection, and receive additional information including the Disclosure Statement and village fees just give us a call, happy to meet onsite at a convenient day and time.

- Quiet position within the Village, adjoining the pathway to the shops
- 2 double bedrooms both with built-in robes, master with ceiling fan
- Spacious, fully tiled 2-way bathroom adjoins main bedroom
- Good-sized kitchen where you can still cater for family & friends

**Price:** \$510,000  
**Council Rates:** \$217.00 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$636.55 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.