



1/1-3 Manly Road, Seaforth

## Low Maintenance House-Sized Waterfront Living with Private Boating Access

A rare opportunity for downsizers, boating enthusiasts and buyers seeking space without the upkeep of a typical home! This substantial waterfront residence offers 555sqm on title with captivating Middle Harbour views and exclusive shared access to a jetty, pontoon and boathouse, offering a waterfront lifestyle experience for those who value boating and water access.

Spanning two light-filled levels, the home combines generous proportions with a strong sense of privacy, capturing sweeping harbour views through to the North Sydney skyline.

Designed for effortless living and entertaining, it features open plan living and dining, a stone kitchen with quality European appliances, and seamless flow to two oversized terraces. The layout ensures excellent separation, with a spacious main bedroom suite, abundant storage, plus a private courtyard and leafy upper garden retreat.

Positioned at the end of a cul-de-sac in a complex of just four, it's an easy near-level walk to harbourside parks, marinas, cafés and

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### FOR SALE

Guide \$3,600,000

### VIEW

Sat 30th May @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

LJ Hooker Seaforth  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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restaurants at The Spit, with convenient access to the city, Mosman and Manly.

- Rare house-like apartment with exceptional scale and flexibility
- 555sqm on title, including approx. 312sqm of outdoor living and garden
- Light-filled open plan living and separate dining with expansive harbour outlooks
- Two large entertaining terraces, one with Vergola roof for all-weather entertaining
- Stone kitchen with gas cooking, breakfast bar and European appliances
- Well-proportioned bedrooms with built-ins, two with water views and terrace access
- Large main bedroom with ensuite and generous storage throughout
- Full brick construction, ducted air conditioning and secure building access
- Direct access to the Spit to Manly walking track and waterfront lifestyle
- Close to transport, Seaforth Village, Balgowlah Village, schools and beaches
- Two secure car spaces plus lock-up storage in a gated complex

## MORE DETAILS

Property ID	19H5F78
Property Type	House
Land Area	555 m2
Including	Air Conditioning
	Alarm
	Intercom
	Built-in-Robes
	Car Parking - Basement
	Carpeted
	Close to Transport
	Heating
	Security Access
	Water Front

**Tim Wirth 0421 997 845**

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Ground Floor

First Floor



Top Floor

## 1/1-3 Manly Road, Seaforth

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

APPROXIMATE AREAS	
Internal Area	188 sqm
Total Area	555 sqm

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**Seaforth**

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