






1 Ross Street, Seaforth

Low Maintenance Sanctuary, just steps to Seaforth Village

An elegant facade and beautifully manicured landscaped gardens set the scene for this stylish dual-level residence nestled in a premier street within footsteps of boutique shops and vibrant eateries lining Seaforth Village. Showcasing expansive leaf-filtered cityscape views from the upper level, the residence features two living spaces, an open-plan granite kitchen and easy flow to wide covered verandahs front and rear. Nestled on near-level easycare lawns, its peaceful leafy setting is a short stroll to express city buses and Seaforth Public School, with Balgowlah Village and Manly Beach only moments away.

- Sweeping open floor family and meals area opens to the rear verandah
- The wide shady verandah has a Vergola roof and steps to the rear garden
- Separate living room with a big bay window opens via glass sliders to the front verandah
- The covered sunlit front verandah wraps north to east and overlooks tranquil gardens
- Granite kitchen with a breakfast bar, Miele gas cooking and dishwasher
- Spacious bedrooms, three have built-ins, comfortably modern bathrooms

4  3  1 

FOR SALE

For Sale: \$3,150,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

- Upstairs main bedroom with ensuite and a sunroom, office or fifth bedroom
- Elevated terrace with leaf-filtered outlooks of city and North Shore skylines
- Near level easycare lawn areas at the front and rear are screened by gardens
- High ceilings, timber floors, ducted for air-con, gas outlets, Ring doorbell
- 350m flat stroll from buses to Balgowlah Village, Manly, The Mall and the City
- Across the road from Ross Street Playground, 1km to Clontarf Beach and 1.1km to Sandy Bay
- 700m to NBSC Balgowlah Boys Campus, close NBSC Mackellar Girls Campus
- Deep automatic lock-up garage, full brick construction on the lower level
- Move straight in and enjoy or redecorate and make it your own!

MORE DETAILS

Property ID	19FFF78
Property Type	House
Land Area	468 m2
Including	Ensuite Study Air Conditioning Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

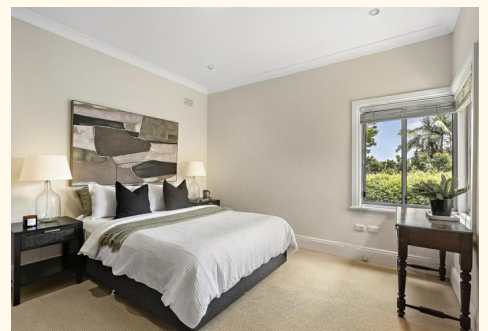
Tori Hand 0431 615 911

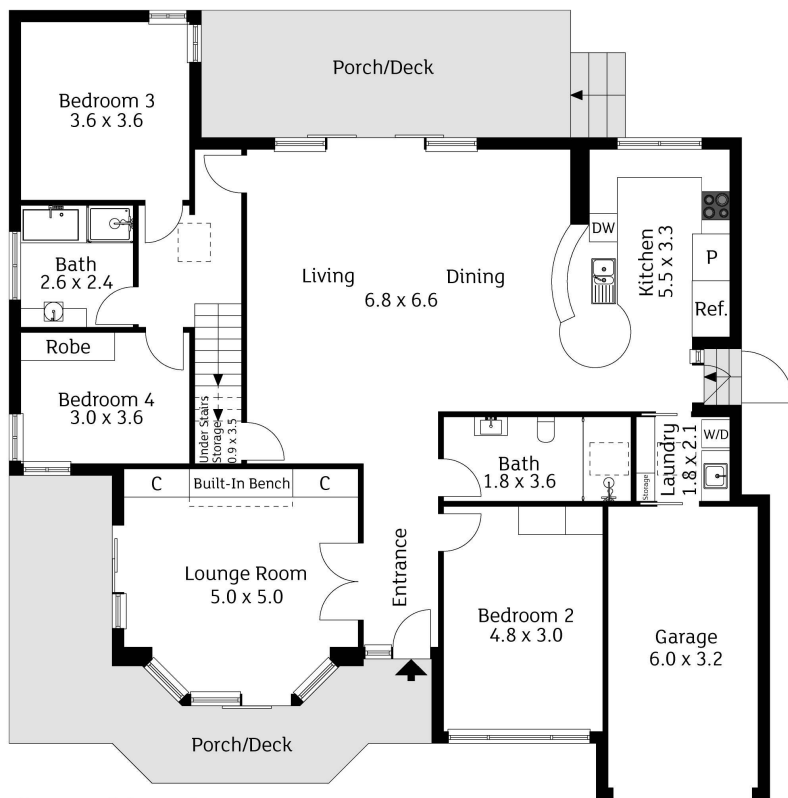
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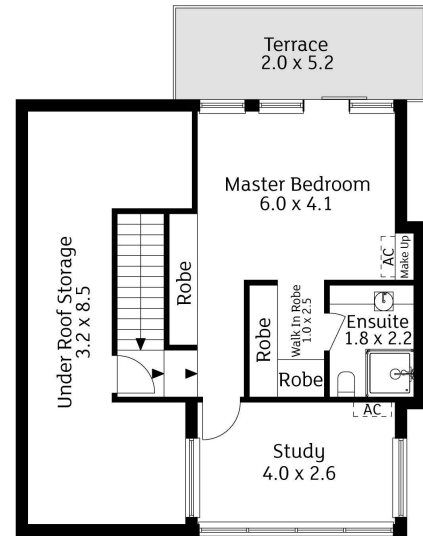




Ground Level

1 Ross Street, Seaforth

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



1st Level

APPROXIMATE AREAS	
Internal Area	247 sqm
Land Size	468 sqm

LJ Hooker
Seaforth

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