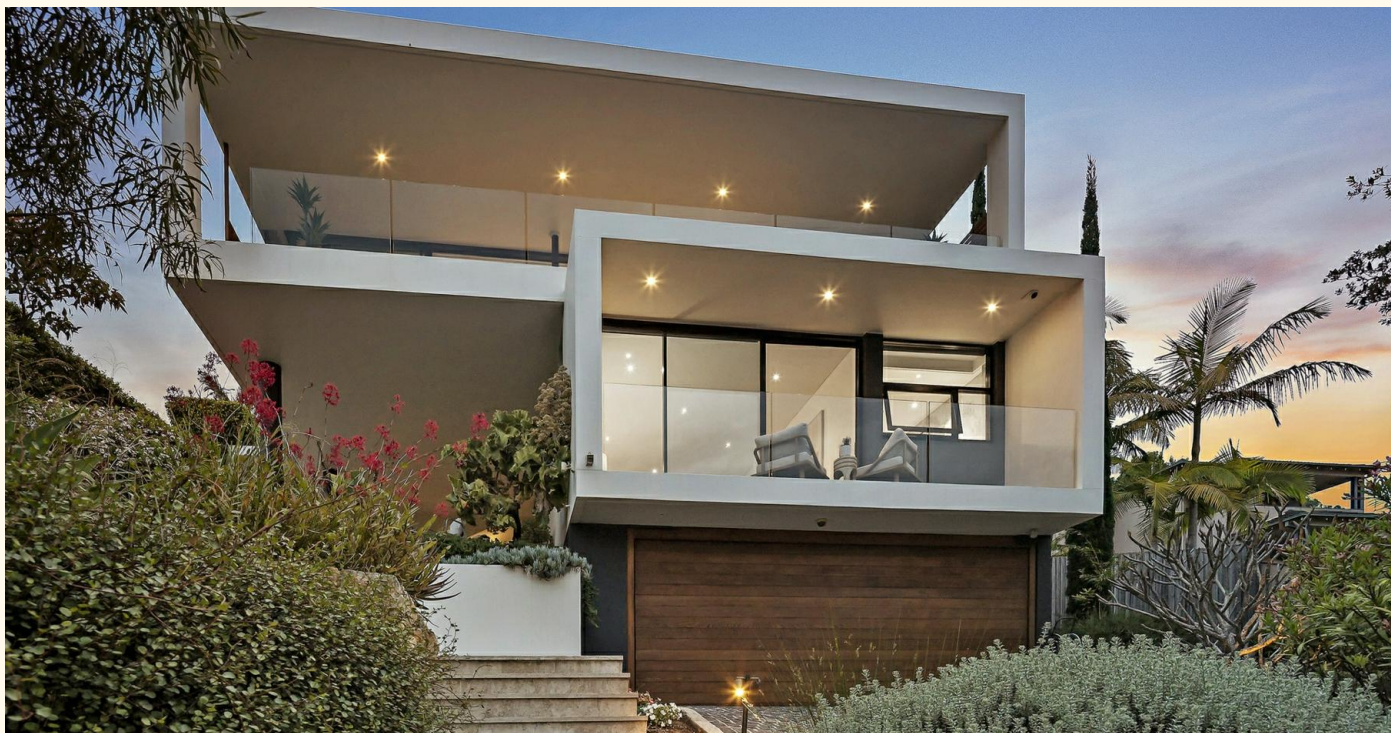


100 Seaforth Crescent, Seaforth

Exceptionally Built, Architecturally Designed 4 Bedroom Residence

Peacefully positioned just moments from Sangrado Park, this substantial residence has been designed with an emphasis on quality, functionality and effortless family living, the home combines generous proportions with a carefully considered layout and a beautiful connection to its surrounding landscape.

Built in 2012 to an exacting standard, the residence was significantly ahead of its time, with a level of construction quality and attention to detail that remains evident throughout. The floorplan has been thoughtfully designed around everyday family life, while providing an impressive environment for entertaining, with two elegant living zones flowing naturally between the interiors and outdoors.

Outside, the landscaped gardens and resort-style pool create a private retreat, while the home's elevated position and outlook provide a constant connection to the surrounding harbour setting.

- Approx. 734sqm parcel in one of Seaforth's most prestigious streets
- Exceptional construction including suspended concrete floors and

4 3 2

FOR SALE

Guide \$6,000,000

VIEW

Wed 21st Oct @ 1:15PM - 1:45PM

AGENTS

Tim Wirth
0421 997 845
tim@ljhseaforth.com.au

Tori Hand
0431 615 911
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AGENCY

LJ Hooker Seaforth
(02) 9948 7080

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.



roof

- Double-brick external walls with substantial internal construction
- Vantage commercial-grade windows with 10mm glass
- Travertine marble, natural stone and timber flooring
- Caesarstone kitchen with premium appliances and extensive storage
- Gas fireplace
- Landscaped gardens with saltwater lap pool & spa
- Double lock-up garage plus wine cellar
- Three separate air-conditioning systems
- Opposite Sangrado Park, public jetty, pool and boat moorings
- Convenient access to school buses and city and Manly transport

Ideally positioned for both lifestyle and convenience:

- Seaforth Village - approx. 1.1km
- Manly Wharf - approx. 4.5km
- Manly Beach - approx. 5.2km
- Westfield Warringah Mall - approx. 5.3km
- Sydney CBD - approx. 12.2km

A rare opportunity to secure a substantial residence in one of Seaforth's most desirable settings, offering exceptional construction, generous family living and an enviable lifestyle close to the harbour, beaches, village amenities and the city.

MORE DETAILS

Property ID	19N3F78
Property Type	House
Land Area	682 m2
Including	Ensuite
	Air Conditioning
	Intercom
	Built-in-Robes
	Pool
	Water Views

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

Tori Hand 0431 615 911

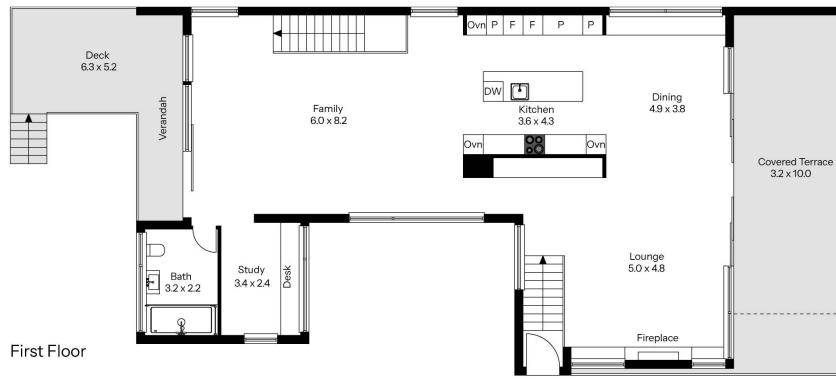
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100 Seaforth Crescent, Seaforth

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.

APPROXIMATE AREAS	
Internal Area	320 sqm
External Area	128 sqm
Land Area	734 sqm

LJ Hooker
Seaforth
Produced by DIAKRIT