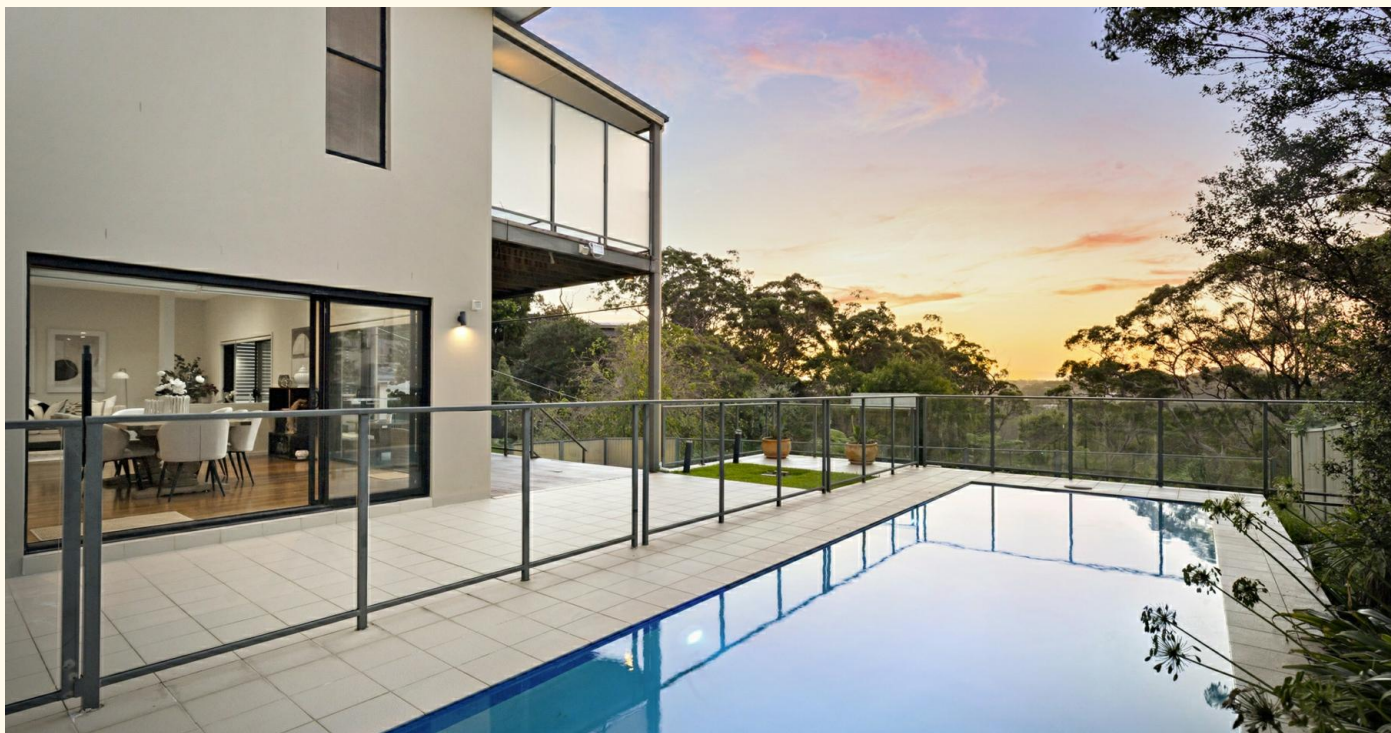


12 Boronia Lane, Seaforth

Private and Peaceful with an Exceptional Landholding

Set within one of Seaforth's tightly held bushland pockets, this substantial family residence combines an exceptional 1,122sqm landholding with privacy, generous accommodation and a rare almost level backyard.

For effortless family entertaining, the living spaces open to a generous alfresco terrace beside the pool, enjoying a gorgeous bushland and harbour outlook. Private and tranquil, it provides an idyllic setting for long summer afternoons, relaxed gatherings and outdoor family living.

Designed for families who value space and flexibility, the home offers a large split level living space with five bedrooms upstairs including two substantial bedrooms with their own ensuites. The lower level provides an expansive living and entertaining area with two distinct zones, creating excellent separation for everyday family life, teenagers, guests or entertaining.

A separate bedroom on the lower level adds further versatility and could equally serve as a home office, gym or private retreat.

The real standout is the land. The generous near level backyard

5 4 2

FOR SALE

Guide \$4,500,000

VIEW

Sat 26th Sep @ 2:00PM - 2:30PM

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.



provides an abundance of usable outdoor space that is increasingly difficult to find in Seaforth, offering an ideal setting for children, pets, entertaining or simply enjoying the privacy and surrounding greenery.

Peaceful and secluded yet exceptionally well connected, the property is approximately 350 metres from buses servicing Seaforth Village, Manly, the CBD and Northern Beaches Hospital, with schools, shops and beaches all within easy reach.

Comfortable to enjoy immediately, the home also presents scope for future enhancement, giving buyers the opportunity to update and personalise the interiors over time.

Combining substantial accommodation, exceptional land and a private natural setting, this is a rare opportunity to secure a significant family holding in one of Seaforth's most desirable pockets.

MORE DETAILS

Property ID	19GMF78
Property Type	House
Land Area	1122 m2
Including	Ensuite Study Air Conditioning Built-in-Robes Area Views Close to Schools Close to Transport Pool Water Views

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

Tori Hand 0431 615 911

Sales Associate | tori@ljhseaforth.com.au

LJ Hooker Seaforth (02) 9948 7080

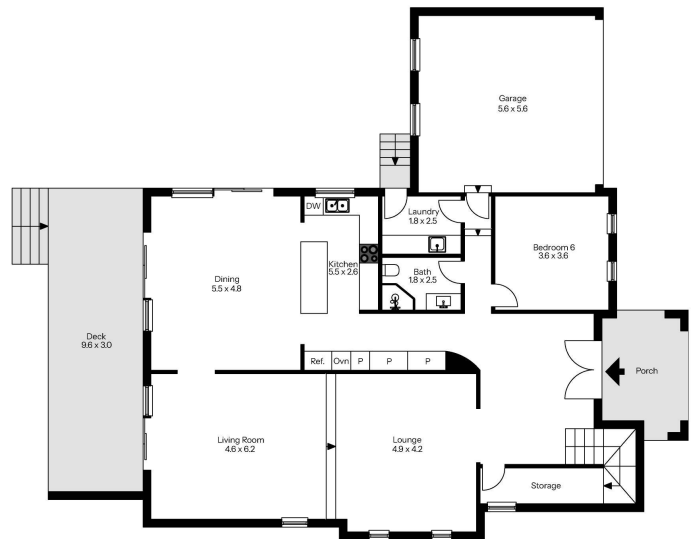
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Upper Level



Ground Level

12 Boronia Lane, 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	342 sqm
Land Area	1122 sqm

 **LJ Hooker**
Seaforth

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