

12 Boronia Lane, Seaforth




Rare 1,122sqm Family Sanctuary with Level Grounds and Leaf Filtered Views

This substantial family residence offers exceptionally flexible accommodation, well suited to large or extended families, or those seeking multiple private zones and strong work-from-home capability.

The upper level comprises five bedrooms, including two generous primary suites, each with its own ensuite. This level provides excellent separation for family living, with additional bedrooms ideal for children, guests, or secondary study spaces.

The lower level features a large, open and highly flexible living and entertaining space, thoughtfully configured with two distinct areas separated by a partially open partition wall. This creates a natural sense of separation while still maintaining an easy flow between zones, making the space ideal for both relaxed family living and entertaining on a larger scale.

A separate guest bedroom on this level further enhances versatility and can equally function as a home office, gym, or private retreat depending on requirements.

5  4  2 

FOR SALE

Guide \$4,900,000

VIEW

Sat 23rd May @ 11:45AM - 12:15PM

AGENTS

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

Tori Hand
0431 615 911
tori@ljhseaforth.com.au

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.

 **LJ Hooker**

Set on a rare 1,122sqm landholding in one of Seaforth's most tightly held bushland pockets, the property delivers an exceptional combination of scale, privacy and liveability in a blue-chip Northern Beaches location.

Positioned in a whisper-quiet setting surrounded by natural greenery, the home enjoys a strong sense of seclusion while remaining highly connected to key amenities. The layout connects seamlessly to the outdoors, reinforcing the home's emphasis on space and lifestyle flexibility.

At the heart of the property is a generous, fully usable level backyard - a standout feature in this area - offering a private and open outdoor setting ideal for children, pets, and relaxed family living or entertaining.

While the home is well presented and immediately comfortable to occupy, it also offers scope for future updating, with some areas now reflecting its original era. This presents an opportunity for buyers to move in and enjoy as-is, while gradually enhancing and personalising the home over time.

Despite its peaceful surroundings, the property is exceptionally well located - just 350 metres to buses servicing Seaforth Village, Manly, the CBD and Northern Beaches Hospital, with leading schools and beaches also within easy reach. Opportunities combining this level of land, usable outdoor space and privacy in Seaforth are increasingly rare, and inspection is strongly recommended.

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

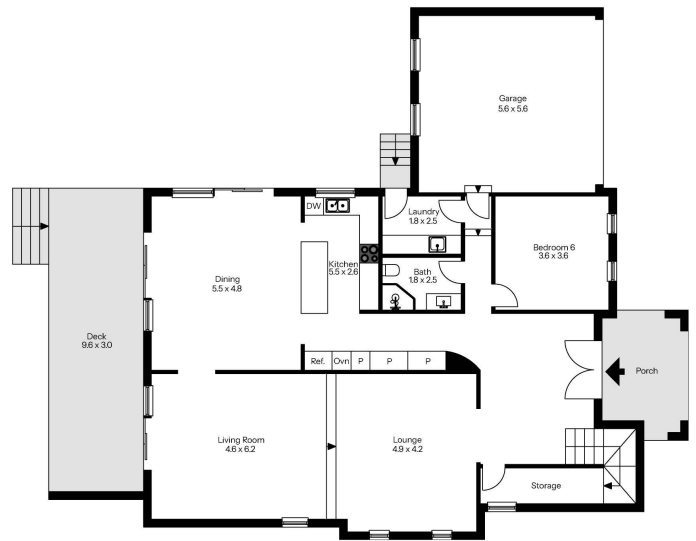
553 Sydney Road, SEAFORTH NSW 2092

seaforth.ljhooker.com.au | seaforth@ljhseaforth.com.au





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

Produced by DIAKRIT