

12 Boronia Lane, Seaforth

Spacious Family Retreat with Leafy Middle Harbour Views

Streamlined contemporary design, sleek finishes and leafy Middle Harbour vistas define this expansive family entertainer set amid near-level, resort-style gardens in a peaceful and private setting. Designed for effortless family living and large-scale entertaining, every room in the residence is generously proportioned, with two bright and breezy levels featuring large dual level open plan living and dining, a media lounge, a deluxe engineered stone island kitchen with premium Miele appliances, and seamless indoor-outdoor flow to extensive covered entertaining areas capturing tranquil bush and water views. Peaceful and private yet conveniently located, it is only a short stroll to city buses, close to the primary school and village shops, and minutes from Manly Beach and the city.

- Grand double-height entrance foyer with understair storage
- Media lounge stepping down to expansive open plan living and dining areas
- Glass sliding doors frame the views and open seamlessly to the alfresco entertaining areas
- Vast covered entertainer's deck with wet bar, barbecue and tranquil leafy and water views
- Sun-drenched terrace flowing to a sparkling in-ground swimming pool

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.

5 🏠 4 🚗 2 🚘

FOR SALE

Guide \$4,900,000

VIEW

Sat 4th Apr @ 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

 LJ Hooker

- Sleek stone island kitchen with Miele induction cooktop, oven, microwave and dishwasher
- Generous king-sized bedrooms with built-ins, guest suite with ensuite and harbour glimpses
- Oversized main retreat with walk-in robe, full ensuite and private covered deck with views
- Home office or optional sixth bedroom, stylish bathrooms, main ensuite featuring a corner spa bath
- Soaring ceilings in the entrance area and high ceilings throughout the home
- Timber flooring, plantation shutters, ducted air-conditioning, solar hot water and video intercom
- Set on an impressive 1,122sqm parcel of near-level land in a quiet and peaceful position
- 350m to buses to Seaforth Village, the city and Northern Beaches Hospital
- 400m to J.A. Fenwick Park and playground, 1.7km to Seaforth Village
- Minutes to Balgowlah Village, Warringah Mall, Clontarf Beach and Manly Beach
- Automatic double lock-up garage with internal access plus additional off-street parking

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

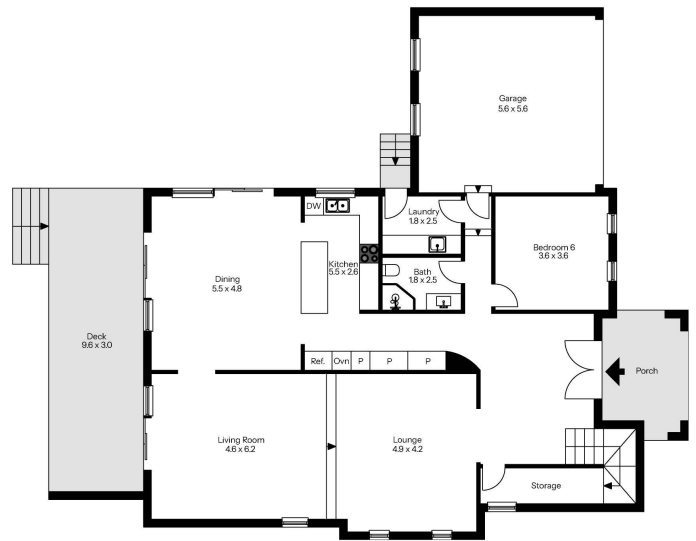
553 Sydney Road, SEAFORTH NSW 2092

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