



18 Koobilya Street, Seaforth

Position, Potential & Practical Family Living

Set in a quiet Seaforth neighbourhood, this inviting 3 bedroom family home offers a wonderful combination of space, practicality and potential. Directly opposite Voyager Tennis Courts, The Grove Bike Park and open green space of Koobilya Reserve, the setting is an absolute standout, providing a sense of openness and recreation just moments from the front door.

Inside, the well-proportioned layout offers flexibility for growing families, with separate living areas and a more modern kitchen forming the heart of the home. Comfortable as it stands, there is also scope to personalise and update over time, creating an opportunity to add value and make the home your own.

An oversized lock-up garage and generous under-house storage provide valuable room for vehicles, tools and recreational equipment, while the convenient location places schools, express city transport and some of the Northern Beaches' most loved destinations within easy reach.

- Three bedrooms
- Central bathroom plus additional toilet
- Modern kitchen

3 1 2

FOR SALE

Guide \$2,600,000

VIEW

Sat 24th Oct @ 10:00AM - 10:30AM

AGENTS

Tim Wirth
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AGENCY

LJ Hooker Seaforth
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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.



- Two separate living areas
- Brand-new carpet
- Oversized lock-up garage with substantial under-house storage
- Tennis courts and the open space of Koobilya Reserve directly opposite

Conveniently located:

- " Burnt Bridge Creek Walking Track - approx. 50m
- " Seaforth Public School —Yatama Campus approx. 250m
- Express city bus stop - approx. 300m
- " Seaforth Childcare - approx. 400m
- " Seaforth Public School —Main Campus approx. 950m
- Clontarf Beach - approx. 2.6km
- Manly Wharf - approx. 4.6km
- Westfield Warringah Mall - approx. 5.4km
- Wynyard, Sydney CBD - approx. 12.1km

MORE DETAILS

Property ID	19NFF78
Property Type	House
Land Area	556.4 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Transport

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

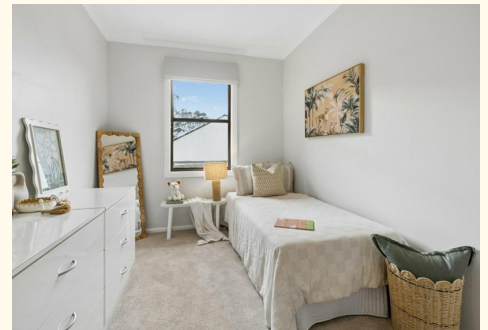
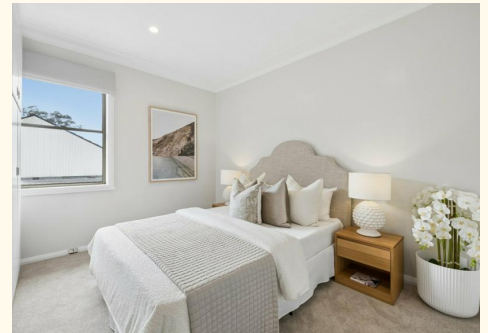
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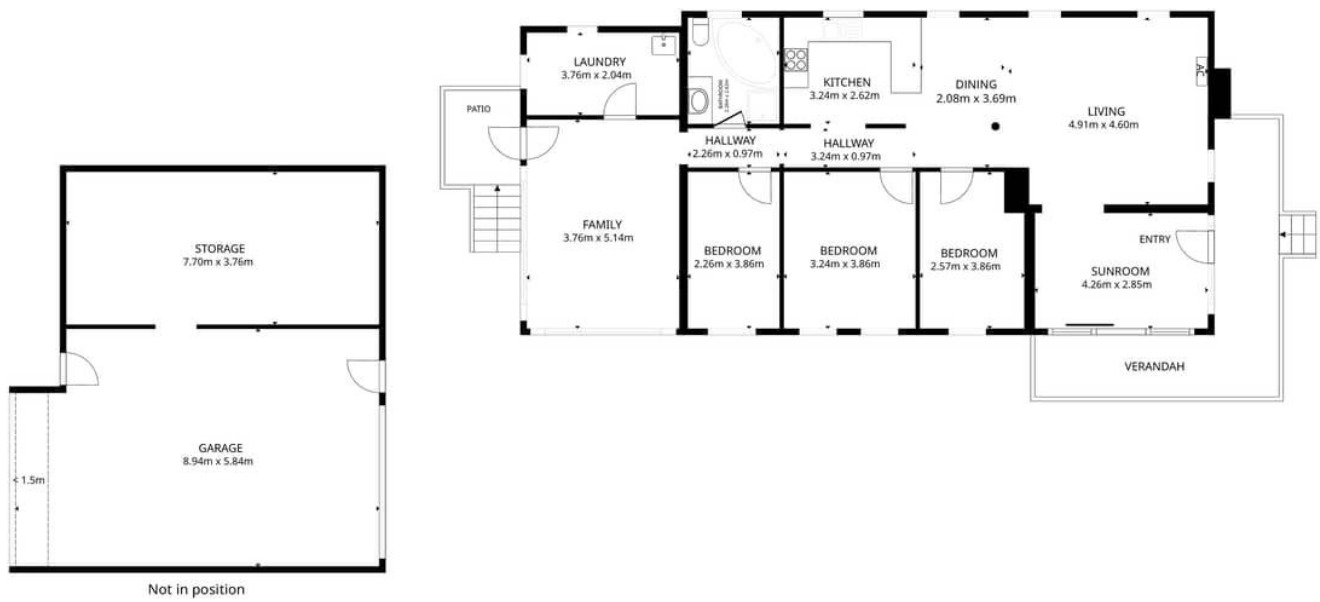
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Floorplan



18 Koobilya Street, Seaforth

The site plan is not to scale. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

APPROXIMATE AREAS

Land Size 556 sqm



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