



22 & 11 Bligh Crescent, Seaforth

## Four-bedroom, deep waterfront, spectacular views, jetty & marina berth, across two titles.

A rare and unique opportunity to secure a superb lifestyle on the waterfront at this exceptional price point.

The property (22 and 11 Bligh Crescent) offers level drive-in access, absolutely stunning views, a waterfront with jetty, pontoon and deep-water marina berth.

The current opportunity presents to live in as-is with minor cosmetic renovations. Renovate or add value with an upstairs addition (STCA), the likes of a parent's master retreat, or take the benefit of an approved DA for a luxurious prestige residence (plans available).

You can take advantage of an already approved height line for any proposed additions (STCA).

Accommodation includes 4 bedrooms, study (fifth bedroom), 3 generous living areas, kitchen and family area, three bathrooms, view swept entertainers' balconies leading to the level lawns. Parking is well catered for with a double enclosed carport and an additional car

4 3 3

### FOR SALE

Guide \$4,750,000

### VIEW

Sat 12th Sep @ 1:15PM - 1:45PM

### AGENTS

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### AGENCY

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space. The views are amazing, with wide-reaching views over the harbour to the city. Photos don't do them justice, they need to be experienced in person to be fully appreciated.

#### Property Highlights:

- A superb, relaxed waterfront lifestyle
- Stunning 200-degree water views
- Four or five bedrooms
- Three living areas
- Three bathrooms
- Three-car accommodation
- Lots of internal space
- Huge scope for the future
- Amazing value for a harbourfront property

A truly rare offering and one well worth your inspection!

#### MORE DETAILS

|               |                       |
|---------------|-----------------------|
| Property ID   | 19MRF78               |
| Property Type | House                 |
| Land Area     | 613.8 m2              |
| Including     | Ensuite               |
|               | Built-in-Robes        |
|               | Car Parking - Surface |
|               | Carpeted              |
|               | City Views            |
|               | Water Front           |
|               | Water Views           |

#### Glen Wirth 0411 249 955

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