

73A Ellery Parade, Seaforth

Brand New Luxury Residence

Designed for modern family life, this substantial brand-new 4 bedroom residence combines generous proportions, exceptional flexibility and effortless indoor/outdoor living across three spacious levels, with sweeping district views towards Middle Harbour and the City.

The expansive open-plan living and dining area forms the heart of the home, flowing to a sophisticated kitchen with substantial stone island, quality Fisher & Paykel appliances and generous butler's pantry. Glass doors extend the living space to an undercover balcony, creating an ideal setting for relaxed family living and entertaining.

The lower level offers excellent flexibility with additional living space and generous accommodation, easily adapted as a children's retreat, teenagers' zone, guest area or second living space. Outdoors, a covered entertaining terrace overlooks the sparkling pool and level lawn, creating an inviting setting for family enjoyment.

Upstairs, the private parents' retreat provides a peaceful sanctuary with generous bedroom, walk-in robe, luxurious ensuite and private balcony capturing the expansive outlook.

Four bedrooms provide excellent accommodation, complemented by three beautifully appointed bathrooms, internal laundry and a remote

4 3 2

FOR SALE

Guide \$4,250,000

VIEW

Wed 30th Sep @ 11:15AM - 11:45AM

AGENTS

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AGENCY

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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.



double lock-up garage with internal access.

High ceilings, expansive glazing and lift access enhance the sense of space, while zoned ducted air conditioning, vacuum system, alarm and gas heating provide year-round comfort.

The Seaforth Lifestyle

Positioned on approximately 610sqm in a peaceful setting close to village amenities and transport, approximately:

- Approx 430m to express city buses
- Approx 670m to Sangrado Park and public wharf
- Approx 800m to Seaforth Village
- Approx 1km to Seaforth Public School

Offering space, flexibility and exceptional family functionality, this newly completed residence provides a superb environment to grow, entertain and enjoy the Seaforth lifestyle, with a beautiful Middle Harbour and City outlook.

MORE DETAILS

Property ID	19G0F78
Property Type	House
Land Area	610 m2
Including	Ensuite
	Study
	Air Conditioning
	Alarm
	Built-in-Robes
	Area Views
	City Views
	Close to Schools
	Close to Shops
	Close to Transport
	Lift Installed
	Pool

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

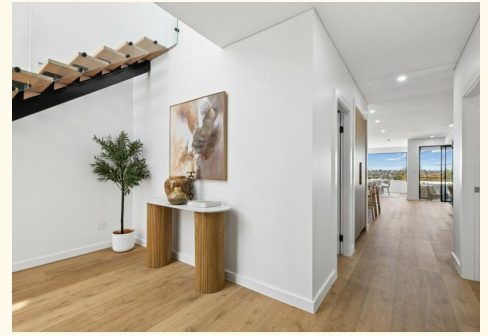
Glen Wirth 0411 249 955

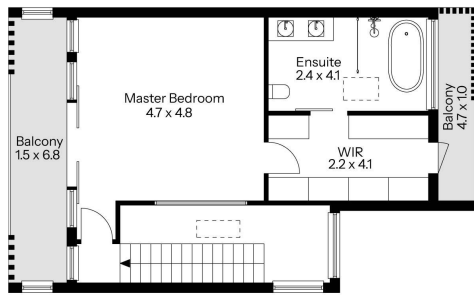
Principal | glen@ljhseaforth.com.au

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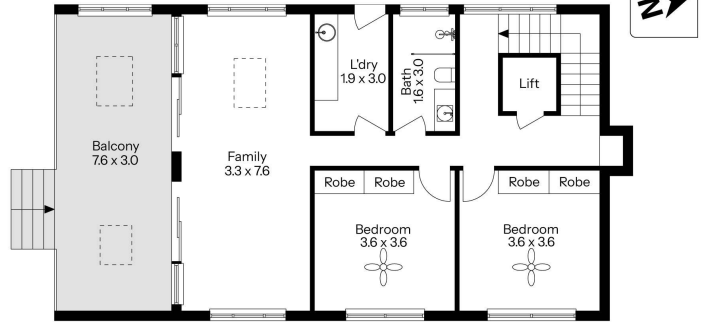
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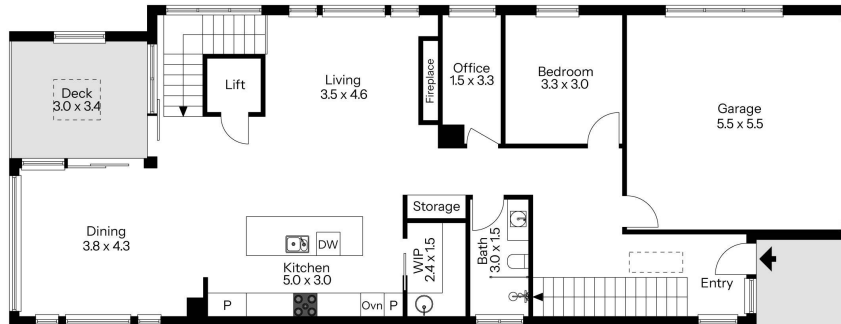




Level 1



Under Ground Level



Ground Level

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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	266 sqm
External Area	54 sqm
Land Area	610 sqm

LJ Hooker
Seaforth

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