

14 Ellery Parade SEAFORTH, NSW 3 1 2

### Opportunity to embellish existing harbour views

Explore the real and exciting possibility of adding a second level (STCA) and acquiring spectacular Middle Harbour and city skyline views to the south and breathtaking ocean panoramas to the north. This recently modernised home with DA approval, is in a blue ribbon locale.

Nestled on 721sqm of near level lawns and landscaped gardens

Light filled full brick home, sunlit north to rear aspect

Metres to city bus and schools, stroll to Seaforth village

Formal reception room with views, separate lounge and dining

Stunning open plan CaesarStone kitchen, casual dining room

As-new bathroom styled in blue and white beach themes

Three king sized bedrooms all with built-in wardrobes

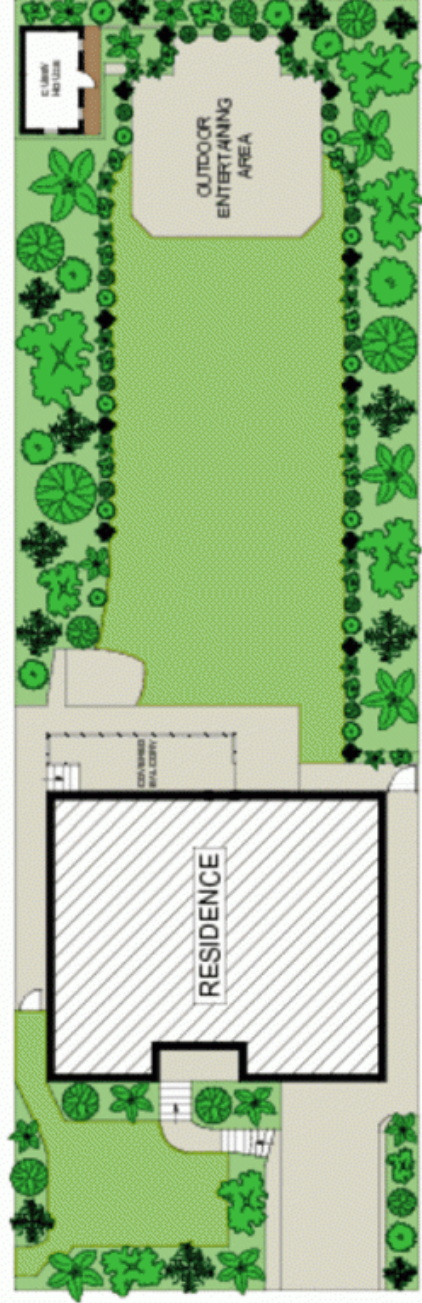
Deep child-friendly rear garden, barbecue patio, cubby house

High ceilings, decorative cornice, timber floors, new paint

Tandem lock-up garage, utility room plus underhouse storage

**Stone Manly**

02 8962 2200



**SITE PLAN (NOT TO SCALE)**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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**McGrath**