



30 Ellery Parade SEAFORTH, NSW



### DA approved luxury home with water views

Featuring stunning Middle Harbour and ocean views from a superbly elevated position, this solid 1950s home is on 720sqm and is DA approved for a dual level residence and offers a sensational opportunity to renovate or rebuild in a premium location.

- Approved for new four beds, three baths family home
- Amazing Middle Harbour and Manly ocean views
- Approved for both formal and casual living and dining areas
- Approved plans also include a pool, study and double garage
- Existing brick home full of charm and character
- Currently has three bedrooms, bathroom and double garage
- Formal lounge and sunroom, casual living/dining area
- Elevated timber deck overlooking large backyard
- Walking distance to village shops, schools and transport
- Minutes to The Spit boating paradise and Manly district beaches

**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.



30 Elery Parade, Seaforth

**McGrath**