

45 Judith Street Seaforth, NSW

3 2 1

### The quintessential family home

Families will fall in love with this charming home, nestled in a quiet, leafy setting within an easy walk of all the family-focused advantages of this sought-after suburb. Set over two levels, it offers all a family could desire for relaxed living and entertaining, with an expansive entertaining terrace set amongst the treetops and a huge north-facing garden just begging for a pool.

**Price:** \$2,900,000  
**Council Rates:** \$457.00 p/q  
**Water Rates:** \$350.00 p/q



**Chris Elliott**

0410 416 066



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Lower Level



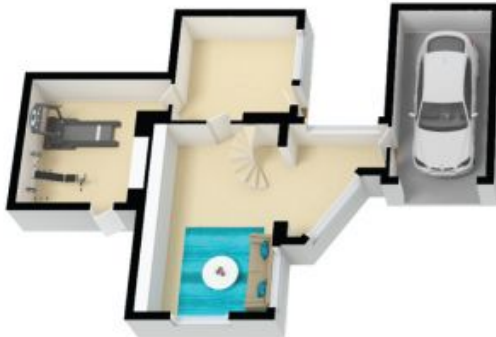
Ground Floor

Internal Living: 195 sqm  
External Living: 54 sqm  
Total Living Area: 249 sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Lower Level



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.