



37 Castle Circuit Seaforth, NSW

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### North facing private family home with panoramic views on 1113sqm

Elevated bushland and Middle Harbour panoramas provide a breathtaking backdrop to this delightful home perfectly oriented to the north. Nestled in complete peace and privacy at the high end of blue-ribbon Castle Circuit, with a charming cottage-like facade, the home gently unfurls to reveal a residence designed with relaxed family living in mind. With a flexible floorplan to accommodate growing families, this lovely home offers comfortable living with opportunity to further capitalise with updates and enhancements, or by adding an additional 2nd storey (STCA) to open up the already sensational vistas.

**Price:** Price Guide \$4,200,000  
**Council Rates:** \$716.00 p/q  
**Water Rates:** \$156.70 p/q



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Seaforth



Lower Ground Level



Upper Level

Internal Living: 301 sqm  
External Living: 52 sqm  
Total Living Area: 353 sqm

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.





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