



29 Montauban Avenue Seaforth, NSW

4 3 2

### Luxury and sophistication like no other

Promising an enviable lifestyle of luxury and convenience, this sophisticated family entertainer impresses with its perfect blend of contemporary style and timeless elegance. Impeccably renovated with designer fixtures and finishes, and offering the ease and flow of single level living, this flawless home also offers a separate pool house suitable for guest / au pair accommodation, home office or teen retreat.

- Light-filled open concept living zone with 4.5m ceilings and clerestory windows, connecting fluidly to outdoor entertaining and pool area
- Elegant provincial style kitchen with 7-burner Smeg Victoria oven, Caesarstone benchtops plus fully-integrated Miele dishwasher and refrigerator
- Spacious butler's pantry with dishwasher and wine fridge
- Luxe master suite with handmade grasscloth wallpaper, wall-to-wall built-in robes and shower ensuite with marble top double basin vanity
- Three additional double bedrooms, two with built-in robes, third with custom-built work station /home office desk and shelving
- Modern technology incorporated throughout including ducted air conditioning,

Price: Auction On Site Monday 22nd April 6pm



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**Lauren Sudol**  
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29 Montauban Ave  
Seaforth

STONE



Site Plan

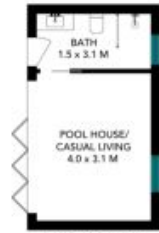


Lower Ground Floor



Ground Floor

Internal Living: 203 sqm  
External Living: 28 sqm  
Total Living Area: 231 sqm



(NOT IN POSITION)



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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