

1/1 Lister Avenue Seaforth, NSW 3  2  2

### Single Level Perfection - Easy Living!

Bright and spacious, this contemporary single-level home offers the perfect opportunity for families looking to settle in sought-after Seaforth, or the ideal downsizer for those seeking low maintenance living and a Beaches lifestyle. A private, north-facing garden overlooked by a large sunny entertaining deck sets the scene for al fresco living and entertaining while the generous floorplan offers plenty of practical space for day-to-day family life.

- Modern kitchen with breakfast bar, dishwasher and stainless steel benchtops
- Second covered entertaining deck adjacent to dining and kitchen
- Light and spacious open-concept living with large picture windows framing garden outlook, built-in cabinetry and air conditioning
- Dedicated study/home office space with door to covered deck
- Master bedroom with glass door opening onto deck, air conditioning, built-in robes and contemporary shower ensuite
- Two additional good-sized bedrooms, both with air conditioning
- Modern family bathroom

**Price:** Auction Guide \$2,400,000  
**Council Rates:** \$462.70 p/q  
**Water Rates:** \$173.29 p/q



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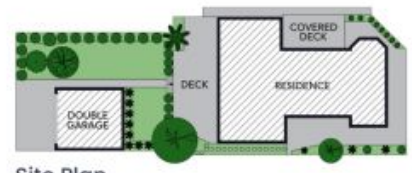
1/1 Lister Avenue  
Seaforth



Internal Living: 128 sqm  
External Living: 60 sqm  
Total Living Area: 188 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.



Site Plan



(NOT IN POSITION)

Internal Living: 128 sqm  
External Living: 60 sqm  
Total Living Area: 188 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.