



15 Alto Avenue Seaforth, NSW

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### Picture Perfect Near-New Family Entertainer

Designed to perfection and completed just two years ago, this flawless contemporary coastal style home offers an enviable lifestyle opportunity. Clever, intuitive design has created a well-proportioned floorplan with lots of space for modern family living as well as room to grow. Multiple living spaces, awash with natural light, deliver both versatility and an effortless indoor/outdoor flow, ideal for family living and relaxed entertaining.

- Spread over two substantial, beautifully-appointed levels with the wide central breezeway a stunning focal point
- Spacious designer kitchen with European appliances and 3m Silestone centre island/breakfast bar
- Open concept living/dining with integrated gas fireplace, extending out to covered entertaining deck with built-in outdoor kitchen and bbq
- Second living space/media room downstairs plus generous upper landing living area
- French Oak floorboards, ducted air conditioning, wool carpet, plantation shutters and in-ceiling speaker system

**Price:** Price Guide \$4,400,000  
**Council Rates:** \$948.60 p/q  
**Water Rates:** \$173.29 p/q



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Site Plan



Ground Floor



1st Floor

Internal Living: 297 sqm  
External Living: 47 sqm  
Total Living Area: 344 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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