



22 Edgecliffe Esplanade Seaforth, NSW

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Grand Estate on Level 1821sqm Block with North Rear and Uninterrupted Water Views

Pairing panoramic dress circle Middle Harbour views with a sprinkling of Old Hollywood glamour, this extravagant 1821sqm estate is the largest parcel of land in this prestigious location and presents an exceptional, rarely-found opportunity. Unquestionably one of the best blocks in all of Seaforth, this exceptionally private estate possesses Sydney real estate's holy grail ? an elevated level block with perfect rear-to-north aspect, uninterrupted water views and dual street access, offering extraordinary potential to renovate and update the existing classic home, create a trophy residence or sub-divide (STCA).

- Elegant 1940s-style home with original features and spacious proportions
- Highly versatile floor plan with extensive accommodation and multiple indoor and outdoor living spaces
- Glamorous formal living and dining rooms with curved picture windows framing panoramic Middle Harbour views
- Spacious and modern eat-in gas kitchen with granite benchtops

Price:

Auction Guide \$10,000,000



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Internal Living: 324 sqm
 External Living: 97 sqm
 Total Living Area: 421 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.



First Level

Ground Level

Internal Living: 324 sqm
External Living: 97 sqm
Total Living Area: 421 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.