



117 Seaforth Crescent Seaforth, NSW



## Multilevel Masterpiece Overlooking Middle Harbour

Words cannot adequately convey the magnitude of the views ? easily among the area's best available ? from this architect designed and impeccably maintained residence. Set high and positioned forward on the Bluff to maximise its coveted north-west aspect above Middle Harbour, it presents a tightly held opportunity with all-encompassing visual panoramas in a blue ribbon position.

- High quality build with solid double brick and concrete construction (c2009)
- Direct access to the water's edge via on-title path
- Open living, dining and island kitchen with integrated European appliances
- Four beds, most with ensuites, including guest quarters plus an office
- Versatile gym/fifth bedroom, a bathroom on each level and workshop/cellar
- Two expansive terraces for entertaining, scenic rooftop featuring ozone spa
- Air conditioning, heated floors and internal access to an auto double garage
- Option available to increase usable floor space within the existing footprint

**Inspect:** Saturday, 25th May 2024 12:30 - 1:00

**Price:** Contact Agent

**Council Rates:** \$843.00 p/q

**Water Rates:** \$199.00 p/q



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STONE



Site Plan



Internal Living: 300 sqm  
External Living: 245 sqm  
Total Living Area: 545 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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Lower Level



Entry Level



Middle Level

Internal Living:  
External Living:  
Total Living Area:



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.