



12 Alan Avenue Seaforth, NSW

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### Lifestyle-Ready Family Entertainer

So much more than just a house, this fabulous lifestyle-ready retreat effortlessly blends space and functionality with relaxed contemporary style, setting the stage for next-level family living and entertaining. Sprawling over a substantial 815 sqm block and combining multiple living spaces inside and out, generous family accommodation and a huge north-facing private rear garden, this home for all seasons requires nothing more than to move in and embrace the enviable lifestyle on offer.

- Two well-separated living spaces downstairs, one with gas fireplace, offering versatile use as formal and casual living, retreat or media room
- Separate dining room offering plenty of space for large gatherings
- Contemporary Caesarstone kitchen with freestanding oven and gas cooktop, bi-fold servery window and doors opening out to entertaining deck
- Large upstairs living, teen/kids' retreat or family media room
- Extravagantly spacious master retreat with sitting area, walk-in robe and luxe ensuite with freestanding bathtub
- Three additional bedrooms upstairs, all with built-in robes and ceiling fans

**Price:** Auction Guide \$5,200,000

**Council Rates:** \$891.00 p/q

**Water Rates:** \$173.00 p/q



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Ground Level



1st Level



NOT IN POSITION



Site Plan



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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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.