



13 Ellery Parade Seaforth, NSW



### Luxury family estate on impressive 1,005sqm block

- Designed to maximise cross flow ventilation with multiple outdoor terraces
- Gated video intercom entry from carport/garage, sandstone paved path through landscaped north facing gardens to front door
- Light-filled living with city skyline and Middle Harbour views, Jetmaster gas fireplace and custom joinery
- Separate dining room with built-in banquette seating with storage drawers, adjacent to kitchen and flowing out to entertaining deck
- Caesarstone kitchen with breakfast bar, Bosch dishwasher and double ovens and gas cooktop, butler's pantry with second dishwasher
- All-weather Vergola-covered entertaining deck with outdoor kitchen with built-in bbq, fridge and storage
- Ground floor guest suite with luxury spa-like bathroom with original circular sandstone wall and overhead skylight, double shower and oversized jet spa bath
- Large open plan family room with direct access to north-facing front terrace, landscaped gardens and lawn, sandstone walls plus fire pit area

Price:

Contact Agent



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Seaforth



Ground Floor



1st Floor



Site Plan

Internal Living: 297 sqm  
 External Living: 99 sqm  
 Total Living Area: 396 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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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.