

# 109A Seaforth Crescent, Seaforth, NSW 2092



## Sold House

Monday, 11 September 2023

109A Seaforth Crescent, Seaforth, NSW 2092

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



John Smyth



Mandy Smyth  
0408310570

## Contact agent

With breathtaking views from almost every room - this harbourside home is the perfect entertainer and ultimate hideaway. With its unrivalled position on the point of the Seaforth Bluff it offers magical middle harbour views across to Northbridge, Castle Cove and Castlecrag - the ultimate in relaxed harbourside living. Architecturally designed to take full advantage of natural light and space, this sun filled executive residence offers flowing interiors cascading over three levels - located in a secluded waterside position in Seaforth's premier waterfront street - Seaforth Crescent. The home enjoys a magnificent Middle Harbour panorama overlooking Sailors Bay and Powder Hulk Bay, nestled in a private coastal setting - evoking the essence of the perfect weekend hideaway. Descending down to the house, you will be mesmerised by the lush surrounds. The view is beyond compare and the sense of space and light will instantly give you that holiday feel.

**ACCOMODATION** Discreetly set on an elevated parcel of land the accommodation cascades over four levels - a guest level, the main living level and the master bedroom suite level and at the base is a utility room with multiple uses.

**GUEST LEVEL** A stunning guest level with balcony and bathroom showcases the mesmerising middle harbour views and a retreat like tropical rockery at its entrance - the perfect place for visiting guests or the family member who won't want to leave!

**LIVING LEVEL** The main living and centre stage has a gorgeous feature chandelier, huge mirrors, soaring ceilings and beautifully finished crisp, white interiors throughout creating a fresh, inviting feel that highlights the ever-present sparkling vista. Bi-folds open onto an enormous deck which feels like it's perched on top of the world. A designer kitchen with mirror splashback brings the view into the kitchen while Smeg appliances and huge French door fridge make entertaining a breeze.

**MASTER SUITE** Below the main living level is the master suite with balcony capturing stunning harbour views, large walk-in robe and a contemporary en-suite bathroom. Conveniently located on the same level is a concealed laundry, window featured wine cellar and versatile guest accommodation.

**BELOW LIVING** A separate home office / storage or possible further accommodation (STCA) is neatly tucked away at the base of the property.

**HIGHLIGHTS**

- Perfect north-west aspect overlooking Middle Harbour
- Sensational sunsets, cross breezes, winter sun and amazing wildlife
- Stunning master bedroom with private balcony, huge amount of cleverly designed storage
- Designer en-suite with huge 'wet' shower
- Office area / bedroom with feature sandstone wall and ensuite,
- Separate bedroom / guest retreat with harbour views, private balcony and en-suite (income possibilities)
- Lounge room includes 'Heat & Glo' fireplace
- Versatile gym/storage room area on lower level
- Timber floors and plantation shutters throughout
- Landscape designed tropical rockery garden
- Sensor lighting throughout, A/C, parking. It is hard to imagine you are only moments to cafes, shops, restaurants, city transport and all the delights of the northern beaches. This unique property is perfect for the executive couple, astute investor or the those looking for the ultimate harbour-side escape. For further information or to arrange an inspection, please contact John Smyth on 0413 058 000.