

# 35 Battle Boulevard, Seaforth, NSW 2092



## House For Sale

Wednesday, 11 October 2023

35 Battle Boulevard, Seaforth, NSW 2092

**Bedrooms:** 4

**Bathrooms:** 4

**Parkings:** 2

**Area:** 1200 m2

**Type:** House



Jordan Galpin  
0403919005



Michael Clarke  
0488548618

## View by appointment

Basking in sublime harbour panoramas sweeping to the Heads, this distinctive residence showcases a creative architect design seamlessly harmonising with its majestic deep waterfront setting. Its exclusive location is minutes to public transport, shops, schools, dining and Manly.\* Boasts a jetty/pontoon and rare permanent mooring pen berth\* Striking four level layout highlighted with double height glass showcasing incredible views spanning from Clontarf to the Heads and the city/Barangaroo skyline\* Double brick and concrete slab design set on a block over 1,200sqm\* Wide living/dining room with a mesmerising harbour backdrop\* Two entertaining decks together with alfresco dining courtyard\* Family room flows to a 12-metre saltwater pool with decking and outdoor hot/cold shower\* Gourmet gas kitchen offers a Rosieres Paul Bocuse double oven, double wok five burner stove, and Meile appliances \* Double bedrooms, built-in/walk-in robes, master with ensuite\* Fantastic library/study, Tasmanian oak floors, double lock up garage\* Cleverly crafted to maximise light and atmosphere of warmth\* Established front formal garden with watering system\* Block out blinds throughout\* Abundant storage: linen closet, cloakroom, 2 outdoor accessible storage rooms and garage storage  
Council: \$5,000 PA approx Water: \$692 PA approx