

**43 Prince Edward Road, Seaforth, NSW 2092**

**Cunninghams**

**Sold House**

Thursday, 15 February 2024

43 Prince Edward Road, Seaforth, NSW 2092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact agent

FIND. Retaining a flavour of charm and elegance throughout meticulous extensions and renovations, this family residence is a haven of privacy and sophistication. It features clean, crisp interiors with fresh, modern finishes, four inviting bedrooms, effortless flow from indoors to out, a big, child-friendly backyard, and the possibility of enhancing this home with further extensions (STCA).LOVE. The layout lends itself to effortless entertaining, with open-span living spilling into the privacy of an enchanting, sun-dappled backyard with lush, landscaped gardens, an open deck and spa. This premier family setting offers quiet privacy and relaxation, a friendly community-focused neighbourhood, and close proximity to local schools and shops.- Only ever owned by two families, this home has been cherished and well looked after through the years.- Quality brick and timber construction with visually-enticing weatherboard cladding and beautifully landscaped gardens.- Open the living space up to meet the backyard, creating effortless flow and the best layout for entertaining.- East-facing rear yard offers ample space for entertaining on a large open deck, plus spa and grassy lawns embraced by established, easy-care gardens.- Sleek modern kitchen with stone, gas and a breakfast bar.- Four bedrooms are comfortable and spacious, master bedroom includes en-suite bathroom and access to front verandah.- Ultra-modern bathrooms with frameless glass, feature floor tiles adding a touch of elegance, deep bathtub in master en-suite.- Ducted air-con to the front of the home, reverse-cycle air-con unit to the rear, external laundry room with outdoor dishwasher, great when entertaining.- Large covered carport and a generous amount of under-house storage space.- Potential to extend or add a level (STCA).LIVE. This premium location offers an outstanding family lifestyle, being in close proximity to the local shops at Seaforth, as well as being surrounded by many parks and reserves, including Manly Dam. Perfectly located for quick access to the city and to Manly, with express bus services located on Wakehurst Parkway, which also offers easy access up and down the beaches.RATES/SIZE:Water rates: Approx \$171 pqCouncil rates: Approx \$640.50 pqSize: Approx 518.5 sqmABOUT THE AREALocal Transport:- Express buses to the city CBD; Buses to Manly-Westfield Warringah Mall, Mosman and surroundsShopping:- Seaforth Village shops and restaurants- Balgowlah Stockland shopping centre and Westfield Warringah MallSchools:- Seaforth Primary School- The Forest High SchoolWHAT THE OWNER LOVES:- There's such a warm, inviting feel about this home. It's so open, light and easy to live in.- The layout is just perfect for entertaining. It has great flow and is ideal for kids with such a lovely, big backyard.- Seaforth is such a quiet, friendly and pleasant neighbourhood. Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing.Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.