

# 41A Ellery Parade, Seaforth, NSW, 2092

## House For Sale

Thursday, 1 August 2024

CLARKE  
& HUMEL

41A Ellery Parade, Seaforth, NSW, 2092

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jordan Galpin  
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## Deluxe family haven

Hushed away in complete privacy and beautifully appointed with sumptuous modern coastal styling, this dual-level entertainer is a flawless family haven in a premium Northern Beaches location. Showcasing an abundance of thoughtful and luxurious custom features, the interiors are flooded with natural light, and designed with multiple living zones, including an open-scope living and dining zone with seamless flow to spectacular backyard entertaining. Nestled on easy-care gardens and protected from the road this superbly located residence is positioned just 500 metres from Seaforth Village, offering central access to the city and Manly, whilst also being surrounded by national park and bush trails and close to schools and beaches.

- \* Sweeping open-plan living and dining with soaring ceilings, gas fire, flowing seamlessly to outdoor entertaining
- \* Protected travertine-tiled terrace with outdoor kitchen overlooks gas-heated pool and meticulous wraparound gardens
- \* Premium entertainer's kitchen with free-standing Falcon/AGA cooker, sleek stone, butler's sink, abundant storage
- \* Family room welcomes in bright northerly sunshine, providing plenty of space for a second dining setting
- \* Flexible guest bedroom/study with en-suite, upstairs master suite with rainfall shower bathroom and walk-in robe
- \* Three additional bedrooms are comfortably appointed with walk-in robe or built-in storage, carpet and abundant natural light
- \* Stylish modern family bathroom with deep bathtub and double basin, under-floor heating in upstairs bathrooms
- \* Solar panels, ducted and zoned air-conditioning, attic storage, double lock-up garage
- \* 600m to bus stops with services to the city, Manly & Warringah Mall, 500m to Seaforth village

Council: \$3,107 PA approx

Water: \$688 PA approx