



46 Grandview Grove Seaforth, NSW

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### An estate that offers elegance, grandeur and romance

Grandly positioned on a sprawling 1,220sqm estate, this romantic character residence enjoys a prestigious blue-ribbon setting in the heart of cosmopolitan Seaforth. Effortlessly sophisticated and able to accommodate extended families with ease, this luxurious retreat offers an impressive floor plan that flows seamlessly from expansive interiors to magnificent outdoor entertaining spaces with a highly prized north-to-rear aspect and a separate, self-contained guest house.

- Designer gas kitchen with sleek granite benchtops and Miele appliance suite
- Superb living and dining flowing out to covered alfresco entertaining areas
- Expansive elevated vistas encompassing city views and beyond
- Extravagant paved entertaining terrace with luxe enclosed spa
- Sweeping level child-friendly lawns, landscaped gardens and oversized saltwater pool
- Self-contained guest house with bedroom, home office, full kitchen and bathroom
- Luxurious master suite with bi-fold doors to private courtyard, walk through wardrobe and generous ensuite

**Price:** SOLD  
**Council Rates:** \$847.00 p/q  
**Water Rates:** \$144.00 p/q



**Maria Cassarino**

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Internal Living: 332 sqm approx  
 External Living: 21 sqm approx  
 Total Living Area: 353 sqm approx

The site plan and floor plan are not to scale, measurements are indicative and in meters. Boxes and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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GROUND LEVEL



1ST LEVEL



GUEST HOUSE

Internal Living: 332 sqm approx  
 External Living: 31 sqm approx  
 Total Living Area: 363 sqm approx

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.

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