

13 Alan Avenue Seaforth, NSW



## Exquisite northerly entertainer set in prestigious Seaforth enclave

- Crisp grey and white colour scheme with decorative scalloped shingles
- Expansive elevated entertaining deck overlooking pool and garden
- Family-friendly north-facing garden with solar heated pool, level lawn and easy-care landscaping
- Chic all-white kitchen with stone benchtops, European appliances and adjoining butlers' pantry/laundry with external access
- Light and airy living/dining/kitchen with custom cabinetry, air conditioning, ceiling fan and limewashed floorboards
- Privately hedged backyard with firepit, deck and fabulous built-in pizza oven
- Second living room/lounge with bi fold doors opening out onto sunny deck
- Ground floor guest bedroom with custom window-seat, ceiling fan and built-in robes

**Inspect:** Wednesday, 18th September 2024 12:00 - 12:30

Friday, 20th September 2024 5:00 - 5:30  
20/09/2024 05:30 pm

**Auction:**

**Price:** Auction Guide \$4,500,000

**Council Rates:** \$805.00 p/q



**Maria Cassarino**

0411 818 093



**Lauren Sudol**

0438 138 675

13 Alan Ave  
Seaforth



1st Level



STONE



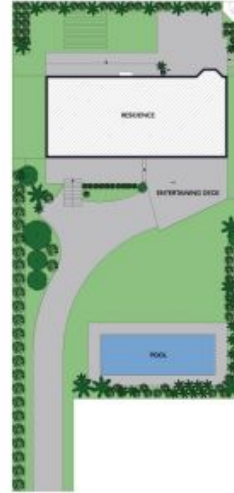
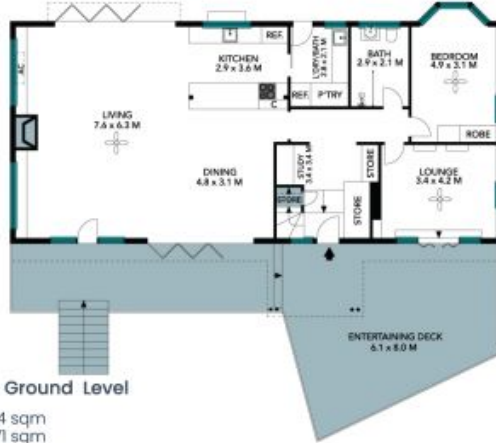
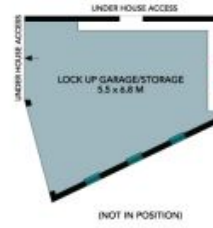
Ground Level

Internal Living: 244 sqm  
External Living: 71 sqm  
Total Living Area: 315 sqm



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