



64 Clontarf Street Seaforth, NSW



### Immaculate bungalow set on premium near-level land

Selling for the first time in 66 years, this gorgeous shingle-clad weatherboard classic has been lovingly preserved and updated for instant liveability yet presents an inspiring blank canvas opportunity to craft a magnificent new-build masterpiece (STCA). Placed on an absolute premium 790sqm approx. parcel of land with deep near-level lawn and established landscaped gardens, it is peacefully nestled in an exclusive family-friendly cul-de-sac within footsteps of Baranbali Playground and city buses and only a short breath away from schools, village shopping, beaches and the city.

- Move straight in and refresh or go up (STCA) and reveal extensive views to Manly
- Exceptionally bright and breezy interiors evoke a coastal holiday house ambience
- Spacious living room with a defined dining area flows to a wide rear verandah
- Leafy district vistas stretch to the Norfolk pines and the tip of St Patrick's at Manly
- Modernised open plan kitchen, timber bench seat, ceramic cooktop and dishwasher
- Ample double bedrooms, the sunny main has built-ins and a ceiling fan
- Large home office fitted with a custom timber wall unit and integrated desks

**Inspect:** Wednesday, 18th September 2024 11:00 - 11:30  
 Saturday, 21st September 2024 3:00 - 3:30  
**Auction:** 21/09/2024 03:30 pm

**Price:** Auction  
**Council Rates:** \$823.94 p/q  
**Water Rates:** \$172.79 p/q



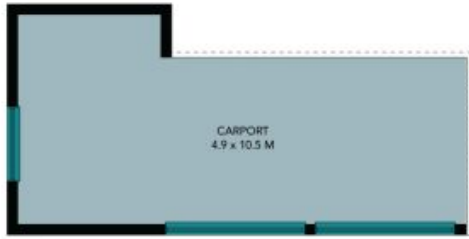
**Adam Moore**

0428 319 096

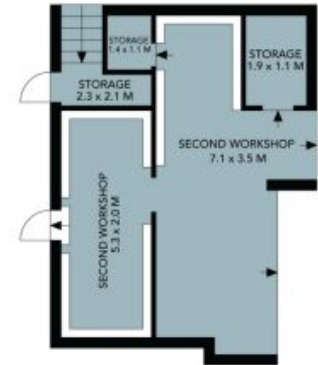


**Mark Skeens**

0401 241 381



Site Plan



Under House Access



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.

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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.