

**11c The Avenue, Newport, NSW 2106**

**Cunninghams**

**House For Sale**

Wednesday, 28 February 2024

11c The Avenue, Newport, NSW 2106

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1984 m2**

**Type: House**



Jane Gamson  
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## Auction

FIND. Unfolding across an impressive 1984 sqm block on Newport's sought-after "The Avenue", this exclusively private and sunny sanctuary offers spacious living framed by far-reaching greenery. Interiors exude flawless modern coastal style, while the coveted location places you in Newport's laidback lifestyle - with Bungan Beach's surf and Pittwater's glittering shores merely a short stroll away. LOVE. Soaring sunlit ceilings with angled skylights channel breezy coastal flair while open spaces connect across split levels and overlook green-canopy vistas. Four peaceful bedrooms, sleek renovated bathrooms and an impeccable modern kitchen complement the multiple living zones with front and rear entertainment terraces, a private tropical garden alcove and resort-worthy pool - this vast Newport home is a rare retreat.- Refined 4 bedroom, 2 bathroom home with pool & terraces- 1984 sqm block harbouring mini rainforest with boardwalks and firepit alcove- Open plan kitchen, modern coastal style with custom fittings, caesarstone benches Miele appliances, bifold kitchen servery and breakfast bar- Parents retreat opening onto sunny deck with lush outlooks- Quality finishes: plantation shutters, hardwoods, carpets, fans, built-in robes, ducted aircon- Sleek renovated family bathroom with double vanities and walk in showers- Vast ceilings with angled skylights, wall-to-wall sliding doors connect bedrooms with decks and frame broad leafy vistas throughout living spaces- Resort-worthy solar heated pool and adjoining entertaining terrace with pool house- Established tropical gardens envelop the home- Walk to Bungan Beach or Pittwater foreshore- Double garage plus parking, storage, workshop/man shed with abundant storage, stylish and practical internal laundry room with drying deck LIVE. Finished to perfection this beautiful home provides a unique opportunity to step into the idyllic Newport lifestyle. The coveted street means walking directly to Bungan Beach or onto your boat moored on Pittwater. Mona Vale B-line, Newport's chic bars and yacht clubs are close by while you have direct access to surf, sand, schools and regional amenities. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$425.00 pq Size: Approx 1985 sqm ABOUT THE AREA Local Transport:- Buses to City CBD, Westfield Warringah Mall and Palm Beach Shopping & Dining:- Newport shops & cafes- Newport Village shops, restaurants and cafes- The Newport Schools:- Newport Primary School- Pittwater High School WHAT THE OWNER LOVES: - I've loved morning coffees overlooking the gardens from the front terrace as sunlight filters through the skylights and high ceilings - it's a beautiful private space.- Afternoons by the pool hearing kids' laughter, before joining us toasting marshmallows at our magical rainforest firepit.- With the workshop for my projects and purpose built laundry/drying deck, this flexible home has been so functional for everyday family living. 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.