

# 16 Irrubel Road, Newport, NSW 2106



## Sold House

Sunday, 13 August 2023

16 Irrubel Road, Newport, NSW 2106

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 474 m2**

**Type: House**



Cranston Schwarz  
0413142222

## Contact agent

Privately nestled in a relaxed leafy setting in a family focused neighbourhood, this elevated family haven captures the essence of laidback coastal living. Boasting a highly functional split-level design with well-distinguished spaces, it offers multiple living zones, large bedrooms all including built-ins and enjoys bright and breezy interiors that flow to a series of balconies or decks capturing leafy outlooks and radiant sunshine. Providing one large lock up garage featuring an additional bathroom and off-street parking for one car, plus the bonus of plenty of storage space throughout. Fabulously located just an 8-10 minute stroll to Newport Village and Newport Public School, and close proximity to Newport beach and waterfront parks. Key features • Split-level design, formal entry on ground level with storage space • Large Lock Up Garage plus a 3rd Bathroom, one off street car space • Wide-spread main living room with fireplace, dining off the kitchen • Generous rumpus/family room, leading to an undercover balcony • Windows through-out ensuring plenty of natural light and airflow • Modern kitchen ft. gas stove, Caesarstone benchtops & dishwasher • Main full bathroom, spacious bedrooms with built-ins, ducted A/C • Huge Master with en-suite, walk-in robe & balcony with leafy outlook • Set back from the street in an elevated position with leafy outlook Within arm's reach • 550m to Newport Village Shops, cafes and restaurants • 1.0km to Newport Beach (approx. 13-minute walk) • Newport Primary School, Bilgola Primary School • Popular venue 'The Newport' • Public transport Nitty gritty details Size: 474.2m<sup>2</sup> Water Rates: \$158.45 p/q approx. Council Rates: \$533.40 p/q approx. Rental potential: \$1200.00 - \$1300.00 per week Buy Well. Sell Well. Rent Well. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.