

2/6 Ocean Avenue, Newport, NSW 2106



Apartment For Sale

Saturday, 11 May 2024

2/6 Ocean Avenue, Newport, NSW 2106

Bedrooms: 2

Bathrooms: 1

Area: 90 m2

Type: Apartment



Nick Scarf

0299133200

Please call Nick 0411 197 486

This elevated ground floor unit is your opportunity to grab a foothold in one of Newport's most tightly held buildings with just 6 units. Set on a generous block of land with lovely gardens, the neighbours are a long way away and the north sun streams in. Just back and away from the village hubbub, 6 Ocean Avenue (circa 1964) wears its 'Red Brick DNA' as a badge of honour. Approx. 450m to the beach via Coles Parade, you can be walking along the beach in minutes and there's no better way to start or end your day, breathing in the salt air and allowing the sea breeze to blow your stresses away. The north aspect ensures you are bathed in winter sun deep into the lounge room. Key features include: • North east aspect looking over well maintained gardens • A welcome patch of lawn separates you from the nearest neighbours • Impressively large kitchen is well equipped and ready for MKR action • The lounge room offers 'old-fashioned' space and opens out to the north east facing balcony • Oversized master bedroom has full wall of built-ins • Brand new bathroom with internal laundry No matter which way you look at this unit, the lifestyle is second to none - this is your chance to start your Newport Beach Life before Spring. Council Rates: \$1,528.50 pa Water Rates: \$633.80 pa Strata Levies: \$2094.84 pq (Incl. additional contribution to build up Capital Works Fund) Call Nick Scarf - 0411 197 486 **DISCLAIMER** - The information contained in this media including but not limited to any property description, drawing, survey or image has been provided to us from sources we believe to be reliable. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All measurements, distances, areas and time references are approximations only. All interested parties should make their own inquiries in order to determine whether or not this information is in fact accurate.