

**20 Nullaburra Road, Newport, NSW 2106**

**Cunninghams**

**House For Sale**

Wednesday, 29 May 2024

20 Nullaburra Road, Newport, NSW 2106

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 483 m2**

**Type: House**



Jane Gamson  
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**For Sale \$2,750,000 - \$3,025,000**

FIND. Being a mere 300m flat walk to Newport Village and only 500m to the beach, this spacious and versatile family home presents an exclusive opportunity to settle into the idyllic Newport beachside lifestyle. LOVE. Spanning three flexible and functional levels, with sun-drenched open-plan living, the spaces flow seamlessly from the front porch to the backyard. Four generous bedrooms, including a master suite and two with ensuites, are complemented by recent extensions providing additional living areas upstairs and a rumpus room with study downstairs. Light-filled and airy, the home features modern coastal elements like high ceilings, wooden floors, and plantation shutters, allowing sea breezes and sunlight to create the perfect atmosphere for family living and entertaining. - Set 300m from Newport village, 500m from the beach- 4 bedrooms, 4 bathrooms, double lock-up garage with storage- Open-plan kitchen, living & dining with eat-in breakfast bar- Updated features: spotted gum floors, high ceilings, plantation shutters, gas fireplace- Covered entertainers' deck flows onto level backyard lawn- Front porches on main and upper level- Flexible layout for multi-generational living, including living zones on each level- Gorgeous east-to-west aspect enjoying all day sun, and lush green surrounds LIVE. This premium "walk to everything" location places all your needs within easy reach, perfect for a growing family or multigenerational living. Access Newport Village, Newport Beach, Newport Public School, parks, sports ovals, and transport with a simple stroll. Enjoy the best of Pittwater's waterways, walking tracks, and popular yacht clubs and restaurants like the Prince Alfred Yacht Club and The Newport. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$566.21 pq Size: Approx 483 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- The location, we can walk to everything - the beach, shops, and parks without getting in the car- Open plan living, the ocean breezes and beautiful green surrounds- Entertaining on the back deck, in the sunshine - there is so much space for family to retreat 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.