

69 Irrubel Road, Newport, NSW 2106



Sold House

Saturday, 27 April 2024

69 Irrubel Road, Newport, NSW 2106

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1230 m2

Type: House



Mark Allan

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Contact agent

'Ashgrove' SOLD by Private Treaty - more listings like this wanted for discreet matches with qualified buyers. Seize the best of both waterfront wonderlands - live on this quiet, protected bay with quick, easy access to the boating paradise of Pittwater and idyllic Hawkesbury River system, yet still reside just a level stroll to the surf at Newport Beach with famous surf club and vibrant village. This exclusive offering is a real chance to capitalise and build wealth with infinite upside and key elements that "tick many boxes" for a waterfront investment in this sought after peninsular enclave. Set on a large block of approx. 1230 sqm with prime land and waterfront Licence/PO in a tightly held location, the solid full brick home offers 4 bedrooms, 2.5 bath., living, dining and family all connecting to the kitchen with a semi-open plan feel, all affording magical views of the bay. The master suite is on the opposite side of the home with flowing balcony, intimate water views and privacy. The discreet street frontage hides all the potential behind the wall - an almost level driveway to double garaging + double carport + extra off street parking (so rare to find with waterfronts) - leading to diverse options to remodel and renovate, all underpinned by full brick solidity, or the opportunity to re-create and build your dream home. The mostly single level low set colonial build is enhanced with a split level wing for home office/games room and gym with own separate entry perfect for teenagers, man cave or extended family or guests. This area transitions seamlessly to the large waterside boat shed, pool house and pool (extremely valuable assets, prime for renovation and these would never be approved again) and onto the jetty, ramp and berthing area. Within a short stroll around the bay to RPAYC and a walk to RMYC plus nearby Golf Clubs and an array of schools, the convenience and beauty of the natural environment all merge harmoniously. Whether you enjoy sailing, kayaking, paddle boarding or fishing in your back yard, it's an aquatic playground where adventure awaits. For those that just like chilling out you can cocoon yourself and escape the pressure of work and business whilst enjoying with the changing hues of the water. Nature's embrace: Surrounded by lush greenery, Newport also offers a myriad of coastal walks, bush trails and parks, ensuring you're always connected to natural beauty. Culinary Delights: Savour the flavours of Newport's diverse dining scene and atmosphere with eateries and restaurants that offer delectable cuisine for every palate, plus wine bars, public bar, boutiques and much more. Community vibes: Join a welcoming, tight-knit community that celebrates local culture with events, festivals and art exhibitions, including the renowned Newport Folk Festival and Sculpture Trail. The relaxed coastal lifestyle and laid-back way of life transcends time yet proximity to the CBD via the B-Line plus being only approx. 55 mins away from the Airport, it's an easy commute allowing you to enjoy a tranquil coastal retreat with the advantage of city convenience. A new chapter for you and this property begins here! * approx. 1230 plus sqm waterfront holding* full brick colonial style residence* 4 bed, 2.5 bath, 4 car accommodation* open plan living, dining, family* home office/gym area with sep. entry* boat shed & pool house/cabana + jetty, berth & ramp Exclusive listing - SOLD Looking to sell? Contact me for a discreet chat if you are looking to sell as I have buyers for similar properties Mark Allan Property Consultants 1300 000 600 or 0419 777500 View web feature - now live www.markallan.com.au www.waterfrontpropertysales.com.au