

**76 Herbert Avenue, Newport, NSW 2106**

**Cunninghams**

**House For Sale**

Saturday, 2 March 2024

76 Herbert Avenue, Newport, NSW 2106

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2175 m2**

**Type: House**



Jonathan Fletcher  
0424053355



Jane Gamson  
0419996496

## Auction

Auction Saturday 23 March FIND. With exclusive privacy on a sprawling 2,175 sqm block, this supremely finished entertainer set back in a Pittwater cul-de-sac offers stunning water panoramas over passing boats, Scotland Island and the National Park. Expansive lounge terraces soak up the lush tropical setting making this a quiet sanctuary where you can sit back and exhale while still being close to surf, cafes and convenience. LOVE. Clean modern lines and expansive bifold doors frame exquisite open-plan living bathed in light and leading out to sunny terraces facing nonstop Pittwater views - creating indoor/outdoor experience morning till night. Upstairs, four plush bedrooms include a sophisticated master suite retreat while downstairs flexible guest rooms and a terrace adjoin the glittering pool.- 5 beds, 3 baths w/ multiple Pittwater view terraces- Supreme privacy: unbroken views across sailing boats & National Park- Modern luxe custom kitchen directly servicing indoor/outdoor dining & lounge- Private master with views, deluxe walk-in-robe & sleek ensuite- Polished, minimal finishes including travertine floors, wall-to-wall bifold doors, high ceilings, stone and glass frame breathtaking water panoramas - Oversized pool + covered terrace host parties all year- Lush landscaped gardens & easy drive-in access in tranquil cul-de-sac- Double garaging, abundant storage/workspace make light work of life LIVE. Finished to perfection with every lifestyle amenity considered, enjoy exclusive access to yachting waters, RMYC, Pittwater strolls, the vibrant Newport dining scene and easy access to the city and Northern Beaches world - or stay happily cocooned relaxing in your lush private domain. Rarer still to find such a sublime family sanctuary balancing privacy, views and convenience. RATES/SIZE: Water rates: Approx \$173.29pq Council rates: Approx \$612.53pq Size: Approx 2,175 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- Ku Newport ELC WHAT THE OWNER LOVES: - I love feeling like I'm on a secluded holiday here - with nothing but Pittwater vistas and nature's soundtrack thanks to the supreme privacy.- Views across the boats to Scotland Island never cease captivating, especially while entertaining friends facing the Pittwater.- The spacious modern flow both inside and outdoors, this home accommodates everything from kids to parties with ease. 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. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.