

**8/26-28 Foamcrest Avenue, Newport, NSW 2106**

**McGrath**

**Townhouse For Sale**

Friday, 22 March 2024

8/26-28 Foamcrest Avenue, Newport, NSW 2106

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Kelly Mulvihill



Nathan Ford  
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## **Auction Guide \$2,700,000**

Combining the feel of a house with the convenience of a townhome, this stylish designer residence is secluded from the street in a tightly held collection affording a wonderful sense of peace and privacy. A family friendly layout, and custom designed interiors embrace the outdoors to a sequence of spaces for entertaining, relaxing or seeking quiet retreat. It offers three upstairs bedrooms, the middle floor is dedicated to living and entertaining, while the lower level features a dedicated home office and direct to an oversized double garage with storage which makes day to day living a dream. It is placed just a few minutes walk to shops, boutiques, cafes, dining, buses and 400m to the surf.- Beautifully presented and dressed elegant coastal themes- Free-flowing design with a choice of living/dining spaces- Smart storage solutions, boiling/chilled filtered water tap- Large restful bedrooms, main has walk in and spa ensuite- Bi-fold doors open to a private east facing garden courtyard- Rear grassed entertainers' yard with retractable awning- Designer bathrooms, laundry with guest powder room- Office, cellar space, air conditioning, updated windows- Custom cabinetry/tv unit, plantation shutters, gas heating- Internal access to an oversized double garage with storage- Four visitor parking spaces, video intercom, quality built

Strata Rates - \$1,181p/q approx. Water Rates - \$179 p/q approx. Council Rates - \$483p/q approx.

**DISCLAIMER:** We have obtained the above information from sources we believe to be reliable and accurate, however, interested parties should rely upon their own enquiries and seek advice where necessary in respect of this property.