

128 Prince Alfred Pde, Newport, NSW 2106

Leased - \$2,000

House 6 5 1



## Laid Back Waterfront with Boathouse

This beautiful house, which flows over two levels, has stunning Pittwater views looking out towards Scotland Island across Salt Pan Cove. There's also a gorgeous boathouse at the water's edge.

Entry is via a semi tropical paved courtyard that opens into a large living and dining room with gas fireplace. This area opens with bi-fold doors to a wide timber deck to maximise the amazing view. Alongside this is the kitchen which also opens up to the verandah, has a large walk-in pantry, gas cooktop and breakfast dining area.

Also located on the entry level, 3 bedrooms with water views , (1 currently used as a study with removable cabinetry). A master bedroom with ensuite bathroom and walk-in wardrobe. A main bathroom with a Jacuzzi, large laundry with washing machine and gas dryer. On the lower level a second large living room, 3 large bedrooms 1 bathroom and 1 ensuite. A wide balcony runs along this level. This lower level offers separate entry, which is perfect to set up working from home.

Nearly every room has French doors that open onto the balcony, reverse cycle air conditioning and wooden floorboards.

The boathouse on the water's edge is a real gem and great for entertaining. It has its own lounge room, kitchen, bathroom and mezzanine loft bedroom. There is a large paved area on the waterfront level which is the perfect place to relax or have a BBQ. A small pontoon off the boathouse makes it easy at high tide to put the dinghy or paddle board in the water or provides a great place to fish! Two dinghies have been left for the tenants to enjoy time on the water. At low tide, a sandy beach area offers the perfect play place. At the end of the bay there is a public park with play equipment and a large grassed area.

The property has a large single car lock up garage (only used for storage) and an undercover off-street car park for single car. Newport, Bilgola and Avalon beaches, villages and schools are only a short drive away. Express city transport is accessible from Newport.

Pets considered on application.

### Features -

- Air Conditioning
- Built-ins
- Heating
- Kitchenette

### Listed By

Sienna Berney

### Open for Inspection

By Appointment.

