

145 Queens Parade East East, Newport, NSW 2106

Guide: \$3.6m

House 4 2 2



## Superb Family Residence in Newport's 'Golden Triangle'

Positioned in one of Newport's most tightly held blue-ribbon enclaves, this sun-drenched north-facing residence occupies a generous 904 sqm parcel within the coveted Golden Triangle. Just 300 metres from the locals' corner of Newport Beach, the home embodies the very best of relaxed coastal living in a prestigious beachside setting. Elevated to capture district views and cooling sea breezes, it offers a rare blend of lifestyle appeal and future potential in an address that sets a high benchmark.

**Open for Inspection**

By Appointment.

With its substantial landholding and prized position, the home presents abundant opportunity to further capitalise. With ample space to add a pool or create a self-contained apartment (STCA), making this a standout prospect for families, upsizers or astute buyers seeking long term value. All within a short stroll of cafés, shops, bus stops and Newport's vibrant village life.

Features include:

- Generous 904 sqm north-facing block in Newport's prestigious Golden Triangle
- Timber floors & soaring ceilings create a light-filled space
- Blue ribbon beachside setting just 300m to Newport Beach
- Elevated sun-drenched verandah capturing tranquil views and cooling sea breezes
- Well proportioned bedrooms, master with large ensuite
- Gourmet kitchen anchoring the home with sophisticated gold finishes
- Exceptional potential to add a pool or self-contained apartment (STCA)
- Sun-filled outdoor areas offering privacy, scale and versatility
- Large double garage with work shop & plenty of off street parking
- Walk to Newport village, shops, cafés and bus services
- Premier family-friendly enclave close to beaches, schools and amenities

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Newport by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website

**Listed By**

Cherie Sevenoaks  
Phone: (02) 9979 1111  
Mobile: 0414 400 689

Cherie Sevenoaks  
Phone: (02) 9979 1111  
Mobile: 0414 400 689



Listing Number: 3519596