

145 Queens Parade East East, Newport, NSW 2106

Buyers Guide: \$3,800,000

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 sundrenched 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

Wed, 04 Feb 2026 - 11:30 AM to 12:00 PM

Sat, 07 Feb 2026 - 11:30 AM to 12:00 PM

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:

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### Listed By

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Listing Number: 3519596