



3/34-38 Foamcrest Avenue, Newport

Spacious Single-Level Living in the Heart of Newport

Perfectly positioned in the heart of Newport village, this spacious ground-floor apartment delivers an exceptional combination of single level living, generous outdoor space and effortless coastal convenience. Newport Beach, village shops, cafés, schools and transport are all just moments away.

Offering a generous 125sqm of internal living, the apartment features spacious lounge and dining areas, together with an additional breakfast room opening onto a private terrace. Equally impressive is the 146sqm of external space, consisting of two separate terraces and substantial private gardens creating an inviting indoor/outdoor environment for entertaining, relaxing or enjoying the coastal lifestyle.

Of the three generously proportioned bedrooms, two include built-in wardrobes, with the third currently configured as a study (with the option to reinstate the robe). The main bedroom features its own ensuite with shower and bath, while a second bathroom, separate internal laundry and secure double lock-up garage complete this highly practical home.

Set within a small, well-maintained security building, this is an

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FOR SALE

Spacious Single-Level Living & Gardens

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.



outstanding opportunity for downsizers seeking space without the upkeep, as well as families or buyers looking for a superb beachside address.

- Generous 125sqm internal and 146sqm external layout
- Ground-floor position with effortless single-level living
- Substantial private gardens and two separate terraces
- Spacious lounge and formal dining areas
- Additional breakfast room opening to a private terrace
- Three generous bedrooms, two with built-in wardrobes (option to reinstate third robe)
- Main bedroom with ensuite with shower and bath
- Second bathroom and separate internal laundry
- Secure double lock-up garage
- " Small, well-maintained security building
- " Moments from Newport Beach, village shops, cafés, schools and transport

Strata levies approx. \$1,532.24 per quarter

Council rates approx. \$510 per quarter

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale 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.

MORE DETAILS

Property ID 2WVBF6K
Property Type Apartment

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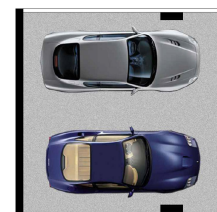
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SECURE LOCK-UP GARAGE
5.3m x 5.3m
BASEMENT

Newport 3/34-38 Foamcrest Avenue

INTERNAL AREA 125m² APPROX.
EXTERNAL AREA 174m² APPROX.
GARAGE 28m² APPROX.

TOTAL AREA 327m² APPROX.



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.