



## Newport, 109 Wallumatta Road

Your Pittwater Paradise Awaits !!

This Two Dwelling property is nestled in a whisper-quiet location and offers the perfect blend of comfort and coastal charm. Enjoy the sun-drenched breathtaking Pittwater views.

Step onto the property to discover a beautifully presented interior and dual accommodations. The open-plan layout creates a seamless flow between indoor and outdoor living.

Relax on the spacious, full-length deck overlooking the lush greenery and sparkling Pittwater. Enjoy alfresco dining, entertaining friends, or simply soaking up the peaceful ambience.

- Easy street access on a quiet street
- The main cottage has three generous sized bedrooms, with the main having a built-in wardrobe.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**

SOLD \$2,150,000.00

**View**

[ljhooker.com.au/22KKGRG](http://ljhooker.com.au/22KKGRG)

**Contact**

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- Light and bright electric kitchen, dishwasher and plenty of cupboard space with a scenic outlook.
- The extensive lounge/dining room with Pittwater views has freshly lime washed floorboards adding to the coastal feeling.
- Sparkling bathroom with bath/shower and leafy outlook.
- Fenced grounds and lush gardens with a mix of flowering plants and fern trees
- Separate laundry and loads of under house storage.
- Parking for two on the driveway across the nature strip.
- Land size is approx 809sqm.

The second Council approved dwelling is private, modern and fresh with two large bedrooms, an electric kitchen with island bench, open plan living and dining with a beautiful bathroom and cathedral ceilings throughout.

Moments from Newport Village, yacht clubs, transport, the beach and Pittwater foreshore. This amazing opportunity to buy two dwellings on one site allows for great rental income is suitable for an extended family.

Rental Estimate - Main House \$1,100.00 pw Second Dwelling \$750.00 pw approx.  
 Council rate - \$446.64 pq approx.  
 Water rates - \$171.50 + usage pq approx

Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to LJ Hooker Narrabeen 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 About this Property

Property ID	22KKGRG
Property Type	House
Including	Air Conditioning Deck Dishwasher Floorboards Built-in-Robes Fully Fenced

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