

141 Queens Parade, Newport

## Refined Coastal Living Just 250m from Newport Beach

Cradled within a 250 metre stroll of Newport Beach in the coveted Newport 'Golden Triangle', this refined custom-designed residence captures the relaxed rhythm of coastal living. Light-filled interiors flow through generous living and dining spaces warmed by a dual gas fireplace, while the gourmet kitchen anchors the heart of the home.

Beyond, a year-round alfresco deck unfolds to lush level lawns and a sparkling mineral heated pool and spa, creating a serene setting for summer gatherings or quiet morning swims. Complete with a dedicated home office and wine cellar or storage, this four bedroom haven embodies timeless beachside elegance. Moments to Newport Village's cafés, boutiques and restaurants, with city buses, surf clubs and the ocean pool all close by.

### Features Include:

- oWander just 250m to Newport Beach and ocean rock pool
- oCustom designed home capturing a relaxed coastal vibe
- oSparkling 10 metre mineral gas heated pool and 10 person spa
- oSolid engineered wide oak flooring, ducted a/c and shutters
- oSunlit living featuring dual gas fireplace to keep you warm
- oGourmet kitchen anchoring the home with walk-in pantry

4 2 2

**FOR SALE**  
\$4,900,000

### AGENTS

Gordon Spring  
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Jake McDonall  
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### AGENCY

LJ Hooker Newport  
(02) 9979 1111

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.

LJ Hooker

oIntegrated Miele fridge, mirrored splashback, pendant lights  
oWell-proportioned bedrooms with king sized master retreat  
oBathrooms with heated rails, luxe bathtubs and dual vanity  
oHome office with built-in desks, wine cellar or added storage  
oUndercover alfresco with strip heating and built-in barbeque  
oLush greenery, sandstone detailing and wooden bench seating  
oWater tanks and irrigation, 15.21kW of solar, travertine tiles  
oDouble automatic lock-up garage with handy internal access  
o250m stroll to the beach, cafés, playgrounds and city buses

**Disclaimer:**

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**MORE DETAILS**

|               |             |
|---------------|-------------|
| Property ID   | 1AV1G5W     |
| Property Type | House       |
| Land Area     | 619.7 m2    |
| Including     | Toilets (1) |

**Gordon Spring 0418 210 219**

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**Jake McDonall 0402 740 085**

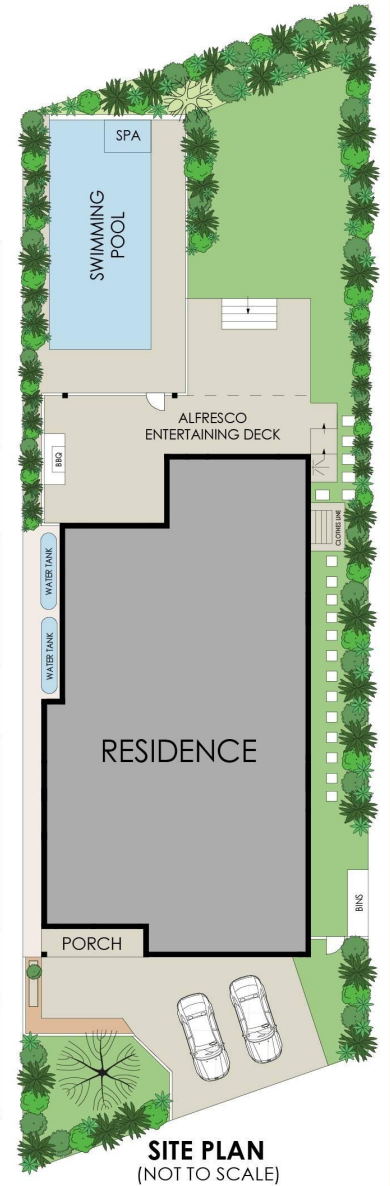
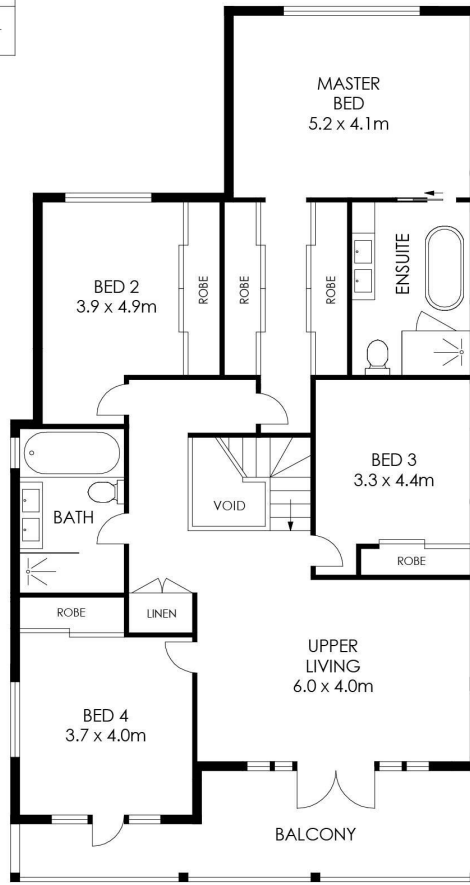
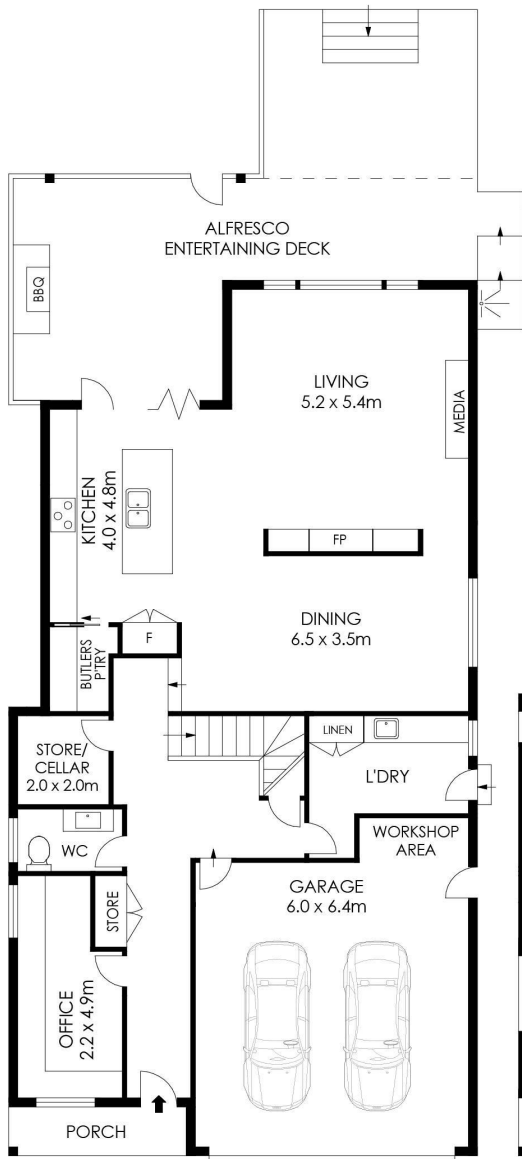
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APPROX. INTERNAL AREA = 318 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 77 m<sup>2</sup>  
 TOTAL = 395 m<sup>2</sup>  
 LAND SIZE = 621 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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