



## Newport, 173 Prince Alfred Parade

### Elevated Coastal Retreat with Leafy Pittwater Views

Set in an elevated position with filtered leafy views over Salt Pan Cove and Pittwater, this tightly held, double-brick home showcases a clever split-level design and four comfortable bedrooms. Offering ample space to work, relax, and retreat, it promises families privacy and exclusivity.

Presented to the market for the first time, it offers the potential to expand into a seven-bedroom residence, with developed plans for a self-contained space (STCA) or multigenerational living. This addition could provide income opportunities or serve as guest accommodation. Located moments to seaside cafes, restaurants, yacht clubs, golf courses, village shops, popular surf beaches and express city buses.

#### Features Include:

- \* Elevated position with filtered, leafy Pittwater views
- \* Tightly held, first time offered to market, double brick



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**For Sale**  
SOLD

**View**  
[ljhookeer.com.au/1AFTG5W](https://ljhookeer.com.au/1AFTG5W)

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- \* Clever split-level design with four comfortable bedrooms
- \* Secluded retreat enveloped in privacy and soothing birdsong
- \* Multiple living zones to relax, entertain and unwind
- \* Plans for self-contained space, additional income stream (STCA)
- \* Free-flowing layout unfolding to alfresco entertaining area
- \* Gourmet kitchen, stone bench, breakfast bar, walk-in pantry
- \* Four comfortable bedrooms, plush carpeting and ceiling fans
- \* Master bedroom with walk-in robe, ensuite and scenic views
- \* Tidy modern bathrooms with dual vanity and separate bath
- \* Spacious laundry with external access and convenient study
- \* A series of balconies enjoy the serene tree-lined surrounds
- \* Four-car automatic garage plus extra driveway parking
- \* On-demand Keoride service providing flexible transport
- \* Moments to yacht clubs, golf courses, village shops and buses

Disclaimer:

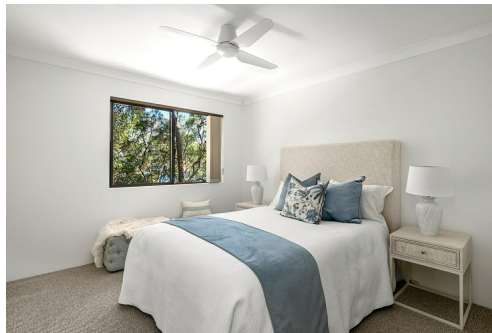
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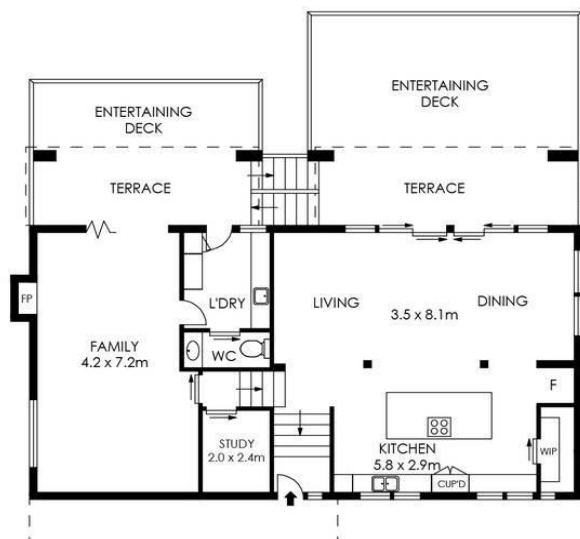
## More About this Property

Property ID	1AFTG5W
Property Type	House
Land Area	698 m2

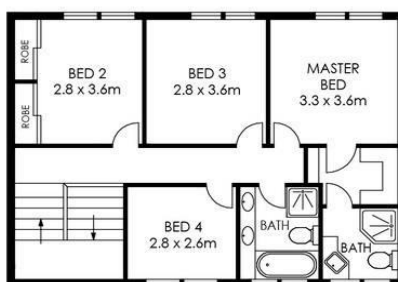
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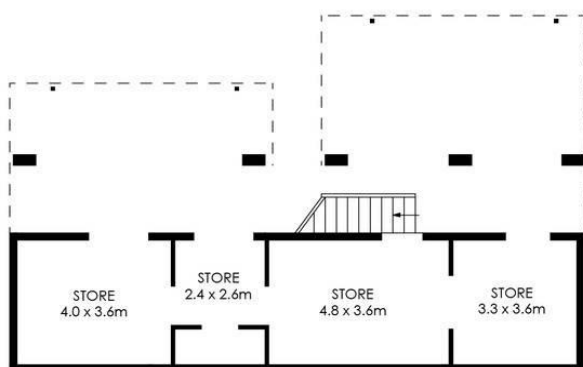




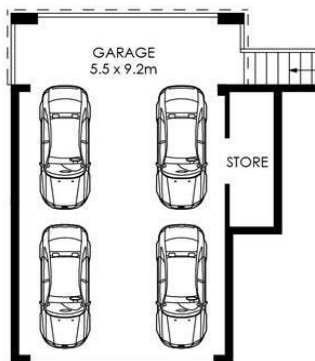
ENTRY LEVEL



UPPER LEVEL



UNDER HOUSE STORE AREAS.  
LOWER LEVEL



STREET LEVEL



SITE PLAN  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 231 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 66 m<sup>2</sup>  
 TOTAL = 297 m<sup>2</sup>  
 LAND SIZE = 695.6 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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