



## 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.

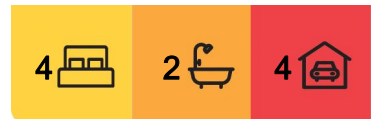
Presented to the market for the first time, it offers the potential to expand into a seven-bedroom residence, with developed plans for a self-contained space (STCA) or multigenerational living. This addition could provide income opportunities or serve as guest accommodation. Located moments to seaside 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



**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.



**For Sale**  
SOLD

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

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

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 1AFTG5W |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 698 m2  |

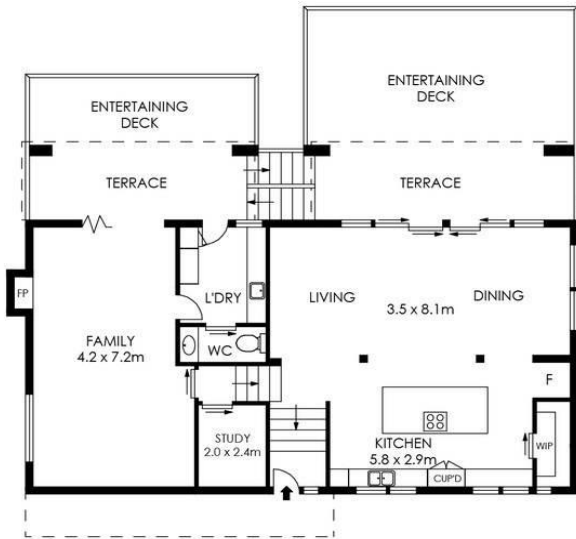
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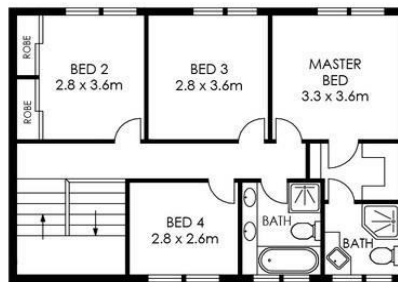


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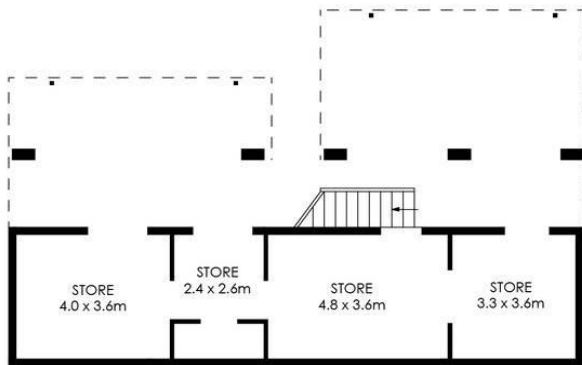
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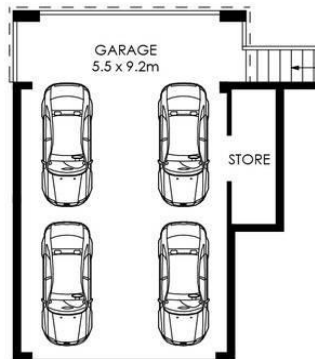
ENTRY LEVEL



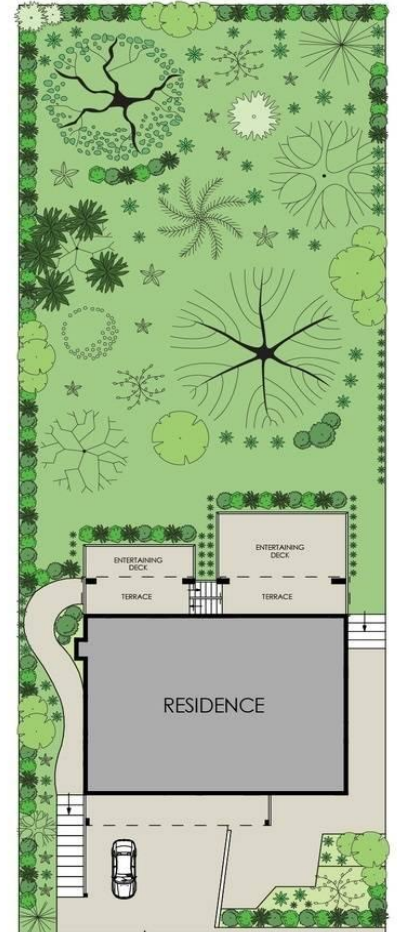
UPPER LEVEL



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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