



## Newport, 17a Trevor Road

### Mediterranean Villa Oasis - Golden Triangle Gem on Large Corner Block

Discover timeless elegance and relaxed coastal living in this stunning Mediterranean-style villa. Perfectly positioned on a north-facing, 991 sqm level corner block in one of Newport's most sought-after, whisper-quiet streets. Built to last with double brick and new terracotta tiles, this home exudes charm and sophistication, blending classic architecture with modern comfort.

- \* Step inside to soaring high ceilings and an abundance of natural light, illuminating the spacious main living area that flows seamlessly to the frangipani-fringed swimming pool
- \* Convenient single level design allows for effortless indoor/outdoor flow - perfect for all ages
- \* The gas kitchen, designed for the home chef, effortlessly connects to casual living and dining spaces
- \* 4 generous bedrooms, three with built-ins. The fourth is currently being used as an office



**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.

4

3

3

#### For Sale

Golden Triangle Gem - Auction Guide: \$3.75M

#### View

[ljhooker.com.au/2W07F6K](http://ljhooker.com.au/2W07F6K)

#### Contact

**Ryan Petrie**  
0403 988 123  
[rpetrie@ljhmv.com.au](mailto:rpetrie@ljhmv.com.au)

**Marco Cimino**  
0424 333 523  
[mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

**LJ Hooker Mona Vale**  
(02) 9979 8000

- \* The spacious master bedroom has an ensuite and opens directly to a private garden
- \* Two modern fully tiled bathrooms, main with spa bath and separate powder room. A third outside toilet and shower is useful for when in the pool or coming back from the surf
- \* Featuring: Tiled flooring and wool carpet, retractable skylights, gas fireplace, ceiling fans, high ceilings with exposed beams, plantation shutters and full brick construction
- \* Versatile vaulted ceiling carport doubles as a shaded courtyard - perfect for parties or keeping the kids entertained
- \* Tandem lock-up garage (accessed via Hollywood Road) offers secure parking and storage
- \* 991 sqm of lovingly cared for grounds, fully fenced and gated. Including an expansive flat yard providing a safe play environment for children and pets
- \* Short easy stroll to Newport village, cafes, restaurants, bowling club, Porters Reserve, surf beach and ocean pool

This is more than a home; it's a lifestyle. Properties of this caliber, land size and location seldom become available, act fast.

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 About this Property

Property ID	2W07F6K
Property Type	House
Land Area	991 m2

**Ryan Petrie 0403 988 123**  
 Licensed Real Estate Agent | rpetrie@ljhmv.com.au  
**Marco Cimino 0424 333 523**  
 Licensed Real Estate Agent | mcimino@ljhmv.com.au

**LJ Hooker Mona Vale (02) 9979 8000**  
 3/18 Bungan Street, MONA VALE NSW 2103  
 monavale.ljhooker.com.au | monavale@ljhmv.com.au



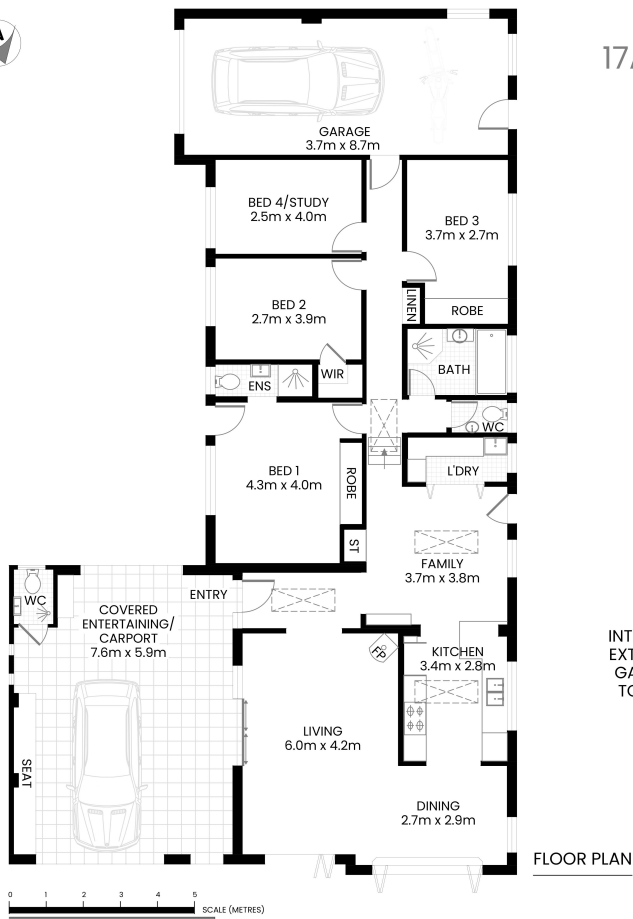
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Mona Vale**  
**(02) 9979 8000**





## 17A Trevor Road Newport



INTERNAL AREA 143m<sup>2</sup> APPROX.  
EXTERNAL AREA 45m<sup>2</sup> APPROX.  
GARAGE AREA 32m<sup>2</sup> APPROX.  
TOTAL AREA 220m<sup>2</sup> APPROX.

SITE PLAN



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 enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



**LJ Hooker Mona Vale**  
**(02) 9979 8000**

**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.