







191 Prince Alfred Parade, Newport

Elevated Living with Filtered Views Across Pittwater

A broad canopy of gums frames leafy Pittwater and Salt Pan Cove views, where boats drift quietly beyond the treetops and changing light filters through the landscape throughout the day. Elevated within its natural setting, this timber home has been thoughtfully refreshed while retaining a relaxed, grounded character. Walls of glass draw the outlook deep into the interiors, creating bright, generous living spaces that open to expansive entertaining decks suspended among the trees. A pared-back palette, timber flooring and soft natural finishes shape a calm atmosphere across the three-bedroom layout, while the move-in-ready presentation leaves nothing to do except settle in and enjoy the outlook from every angle. Moments to all that Newport village has to offer from cafés, boutiques and restaurants to marinas, surf beaches and buses all close at hand.

oElevated Pittwater and Salt Pan Cove outlooks
oExpansive decks immersed within a treetop canopy
oExpanses of glass draw scenery into interiors
oRefreshed move-in ready home with relaxed character
oPared-back aesthetic with blackbutt timber floors
oFunctional stone-topped kitchen with breakfast bar
oGenerous three bedroom layout with water outlook
oBuilt-in wardrobes and plush carpeting in bedrooms

3 2 2

FOR SALE
Guide $1.995m

VIEW
Sat 7th Nov @ 10:30AM - 11:00AM

AGENTS

Reade Havenstein
0413 859 742
rhavenstein@ljhnewport.com.au

Cherie Sevenoaks
0414 400 689
csevenoaks@ljhnewport.com.au

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

oKing-size main with private parents' balcony access
oContemporary bathrooms with underfloor heating
oSpacious laundry space with storage cupboards
oAn alfresco terrace for year-round outdoor living
oBoats and bushland frame Pittwater water views
oClose to Newport village, yacht clubs and schools
oMoments to city buses, restaurants and beaches

PEST & BUILDING REPORT:
https://property.besafe.com.au/reports/8329-building-and-pest-inspection

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 DETAILS

Property ID	1B3KG5W
Property Type	House
Land Area	961.1 m2
Including	Ensuite
	Air Conditioning
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Water Views







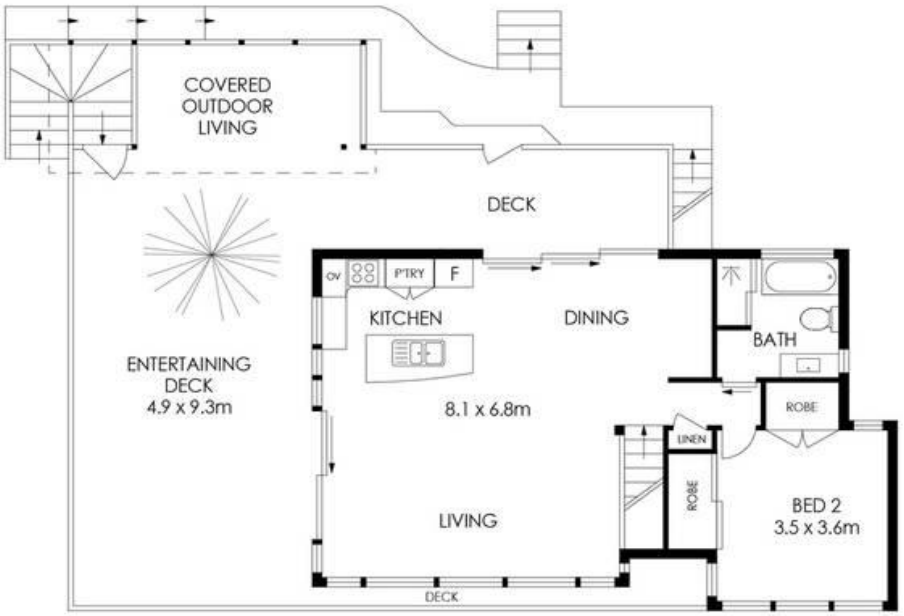




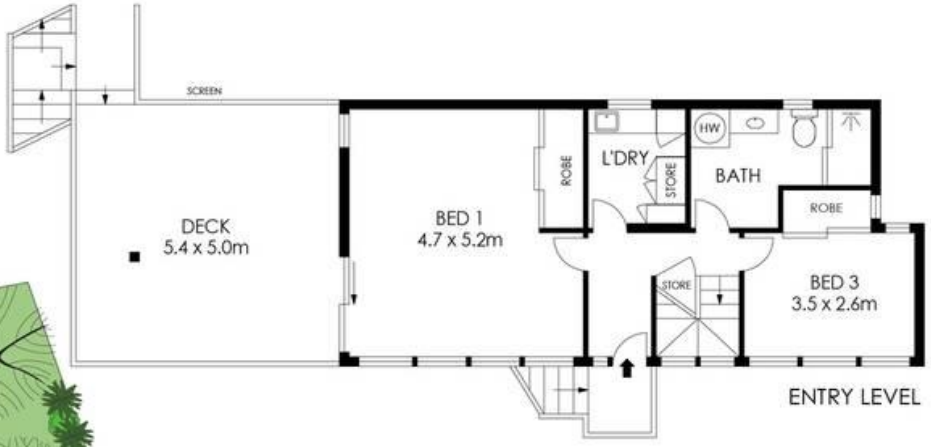
Reade Havenstein 0413 859 742
Licensed Real Estate Agent | rhavenstein@ljhnewport.com.au
Cherie Sevenoaks 0414 400 689
Licensed Real Estate Agent | csevenoaks@ljhnewport.com.au

LJ Hooker Newport (02) 9979 1111
303 Barrenjoey Road, NEWPORT NSW 2106
newport.ljhooker.com.au | newport@ljhnewport.com.au

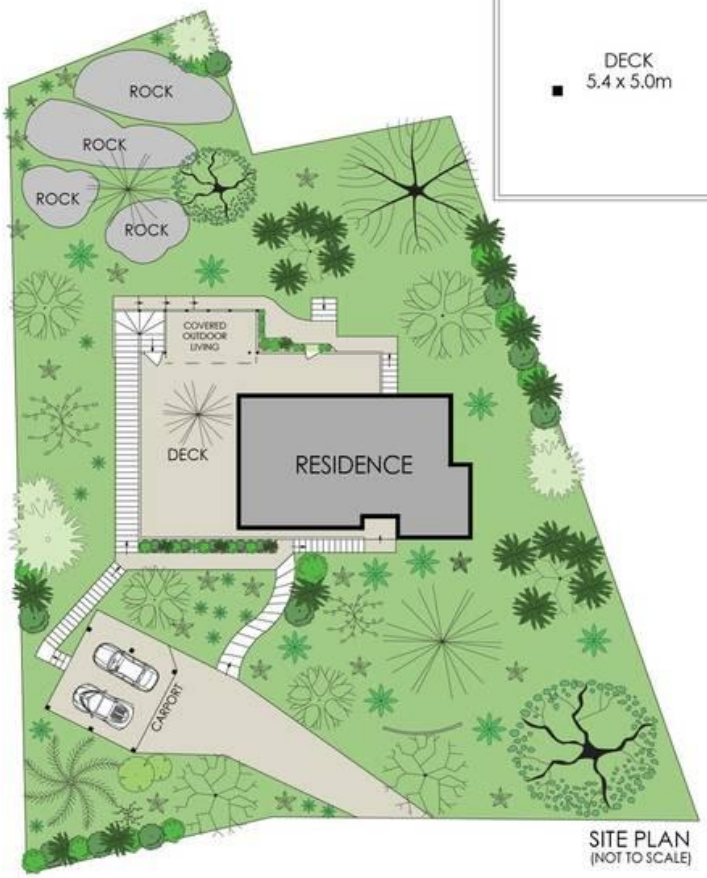
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



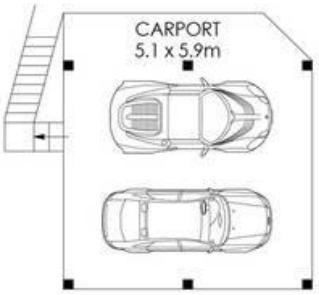
UPPER LEVEL



ENTRY LEVEL



SITE PLAN
(NOT TO SCALE)





APPROX. INTERNAL AREA	=	133 m²
APPROX. EXTERNAL AREA	=	105 m²
TOTAL	=	238 m²
LAND SIZE	=	961 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

191 Prince Alfred Parade, Newport

LJ Hooker

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