







197 Prince Alfred Parade, Newport

Private Newport retreat immersed in treetops with sweeping Pittwater views

Tucked away at the end of a peaceful Newport cul-de-sac, 'The Canopy' is a beautifully private four-bedroom retreat immersed in established gardens and framed by captivating Pittwater views. Accessed exclusively by inclinator, there's a wonderful sense of leaving the world behind as you rise through the greenery to this Monument coloured weatherboard home, seemingly suspended amongst the treetops.

Inside, whitewashed timber floors, plantation shutters and a fresh coastal palette create a relaxed feel, while expansive glazing draws the surrounding landscape and Pittwater into the home. A light-filled sitting area provides a peaceful place to retreat, while several of the bedrooms capture leafy water views. The main bedroom opens to its own private decked courtyard, creating a secluded garden escape.

At the heart of the home, generous open-plan living and dining unfolds around a streamlined contemporary kitchen with Dekton surfaces, induction cooking with integrated downdraft extraction, DishDrawer dishwasher and integrated refrigeration. A freestanding

4 2 0

FOR SALE
Guide $2.3m

VIEW
Sat 7th Nov @ 2:00PM - 2:30PM

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

AGENCY
LJ Hooker Newport
(02) 9979 1111

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combustion fireplace brings warmth and atmosphere, while wide expanses of glass connect the interiors with outdoor entertaining and beautiful views across the treetops to Pittwater.

Multiple decks and landscaped garden spaces invite you outside, with established palms, ferns, natural rock formations, a water feature and firepit area enhancing the sense of being completely immersed in nature. Peaceful and wonderfully private yet connected to everything that makes Newport such a special place to live, 'The Canopy' is a home with an unmistakable sense of escape.

- Exclusive inclinator access through established landscaped gardens
- Four bedrooms, several with Pittwater and treetop outlooks
- Open-plan kitchen, living and dining flowing to outdoor entertaining
- Contemporary kitchen with Dekton surfaces and integrated appliances
- Freestanding combustion fireplace and whitewashed timber floors
- Main bedroom opening to a private decked garden courtyard
- Stylish main bathroom with twin basins, underfloor heating, rain shower and garden access
- Multiple decks, water feature, firepit area and lush established gardens
- Ducted air conditioning, ceiling fans, upgraded electrical and subfloor ventilation

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MORE DETAILS

Property ID	1B6AG5W
Property Type	House
Land Area	942.2 m2

Reade Havenstein 0413 859 742
Licensed Real Estate Agent | rhavenstein@ljhnewport.com.au

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

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APPROX. INTERNAL AREA	=	259 m²
APPROX. EXTERNAL AREA	=	101 m²
TOTAL	=	545 m²
LAND SIZE	=	942.2m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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