



21 Nullaburra Road, Newport

## Multi-Generational Coastal Family Haven - Sunny North-East Aspect - 817.5sqm

Auction Location: On Site

Prestige Newport position offering an expansive 817.5sqm of gently sloping land. Bathed in fresh coastal light and surrounded by lush greenery, this beautifully maintained family home is defined by its airy ambience, flexible layout and vast back gardens and lawn.

A generous floorplan combines an upper-level parents retreat with a lower-level self-contained, teenage or guest accommodation, creating exceptional versatility for multi-generational living. The main living zone is open plan with gentle ocean breezes and bifold doors that extend to the large east-facing entertainer's terrace that frames the leafy outlook across the picturesque park-like backyard. Three sizeable bedrooms on this level, while the upper private parents retreat offers a spacious master, luxury ensuite, walk-in robe, peaceful sitting room and a relaxing north facing balcony. Secure internal access provides everyday ease to the double garage.

The lower level enhances separation and functionality, with a

5 3 2

### FOR SALE

Auction Guide \$2,950,000

### AGENTS

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### AGENCY

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bedroom and two additional flexi bed or storage rooms, an extensive rumpus space and deck flowing directly into the garden.

Sought after walk-to convenience with just 700 metres to Newport Beach and 500 metres to Newport Village shopping and city transport. Close to Pittwater, The Newport and yacht clubs. Delivering an all-round outstanding relaxed coastal lifestyle in one of the peninsula's most desirable beachside locations...

Features:

- Substantial and meticulously renovated multi-generational residence
- Extensive backyard with space for a pool or granny flat (subject to council approval)
- Sunlit main living space with spotted-gum timber flooring and bi-fold doors
- Immaculate entertainers' kitchen with butler's pantry, five-burner gas cooktop, stainless steel appliances, stone benches and glass splash-backs
- East-facing Merbau terrace overlooking landscape gardens and lawn
- Three bedrooms on the entry level, plus a luxurious family bathroom with travertine tiles and stand-alone bath
- Private, spacious upper parents' retreat plus sitting area with leafy district outlook
- Ducted air conditioning on upper levels
- Flexible lower level has teenage/guest accommodation options with generous living/rumpus, bedroom/study/storage areas, wet bar, bathroom/laundry and deck to the expansive backyard
- Walk to Newport Beach, village cafes and restaurants, local boutique shopping and city bus service

Disclaimer:

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**MORE DETAILS**

Property ID	2WHCF6K
Property Type	House
Land Area	817.5 m2
Including	Air Conditioning Ducted Cooling Balcony Deck Dishwasher Outdoor Entertaining Floorboards

**Melissa Pease 0414 673 273**

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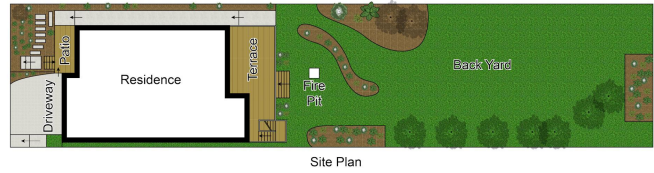
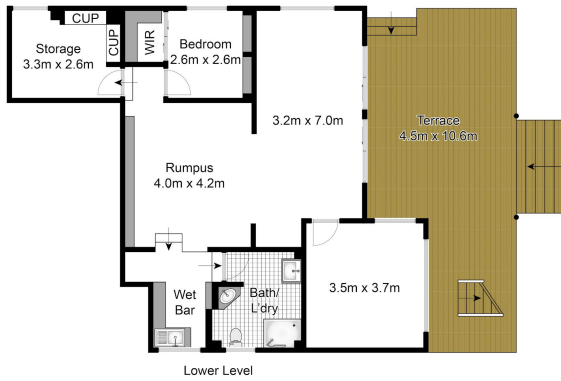
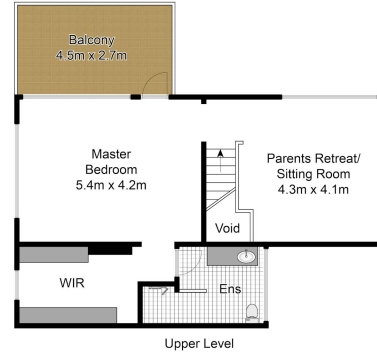
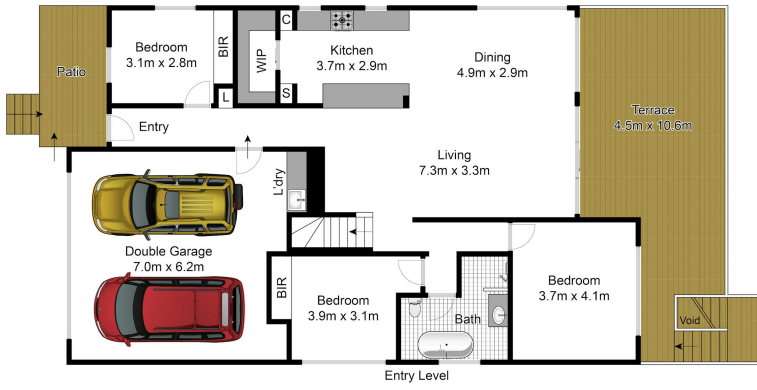
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Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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