



23 Hillside Road, Newport




## Light-Filled Living, Prime Newport Position, Endless Potential

Set amongst leafy surrounds in one of Newport's most convenient pockets, this light-filled residence delivers relaxed coastal living just moments from Newport Beach, village shops, cafes and public transport. Designed to maximise natural light and space, the home enjoys a beautiful leafy outlook and a flowing layout that extends from the spacious living area to a private balcony, creating an inviting setting for both everyday living and easy entertaining.

Comfortable as is yet offering exciting scope to further capitalise, the property presents an outstanding opportunity for renovators, investors or those looking to add value over time. With tiled flooring throughout, stainless steel appliances there is ample potential to refresh, renovate or reimagine the existing layout.

### Features Include:

- Prime Newport location moments to Newport Beach, village shops, cafes and transport
- Light-filled interiors with a beautiful leafy outlook
- Spacious living areas flowing effortlessly to private balconies

4  3  0 

### FOR SALE

Guide: \$1.95m

### VIEW

Sat 13th Jun @ 9:45AM - 10:15AM

### AGENTS

Jake McDonall  
0402 740 085  
jmcdonall@ljhnewport.com.au

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

### AGENCY

LJ Hooker Newport  
(02) 9979 1111

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Interested parties must rely solely on their own enquiries.

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- Modern kitchens with stainless steel appliances
- Chic tiled bathrooms with oversized rainfall shower
- Tiled flooring throughout for a sleek, low-maintenance finish
- Exciting scope to renovate, update or further capitalise on the existing home (STCA)
- Great opportunity for investors or entry-level buyers
- Potential rental income of \$1500-\$1600 per week
- Moments to Newport Beach, village, shops and transport
- Access to Howell Close from the bottom of the block

**Disclaimer:**

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**MORE DETAILS**

Property ID	1B0EG5W
Property Type	House
Land Area	714.5 m2

**Jake McDonall 0402 740 085**

Sales Executive | [jmcdonall@ljhnewport.com.au](mailto:jmcdonall@ljhnewport.com.au)

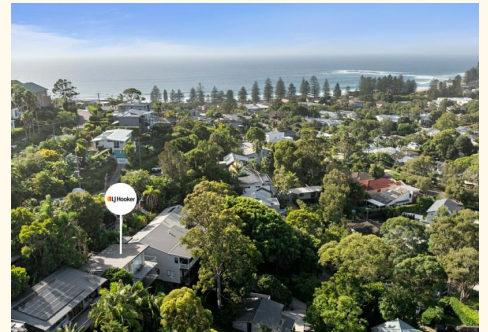
**Cherie Sevenoaks 0414 400 689**

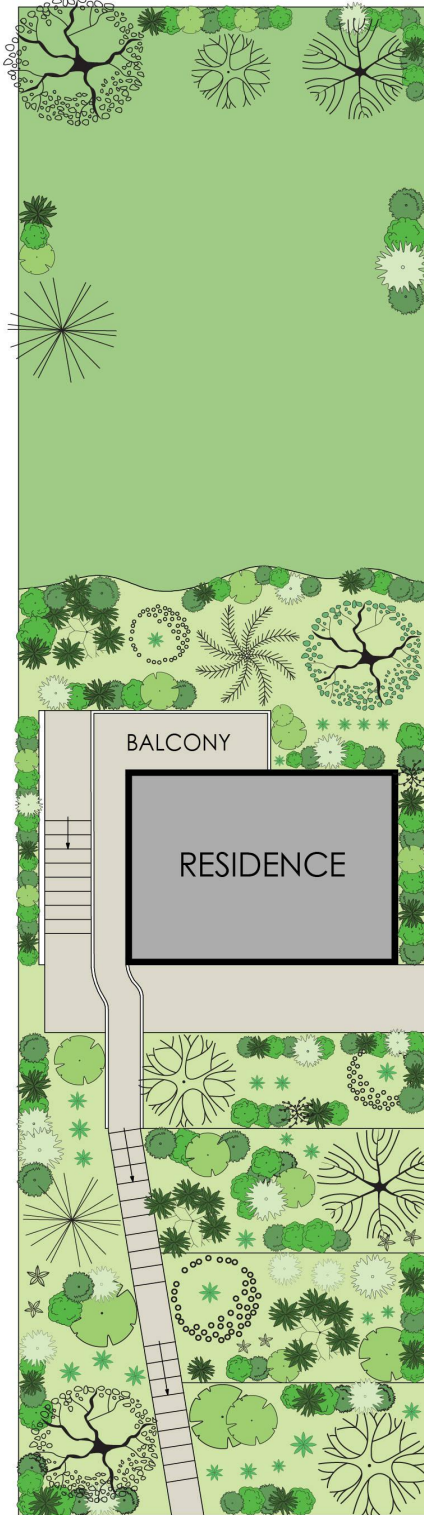
Senior Sales Executive & Licensee | [csevenoaks@ljhnewport.com.au](mailto:csevenoaks@ljhnewport.com.au)

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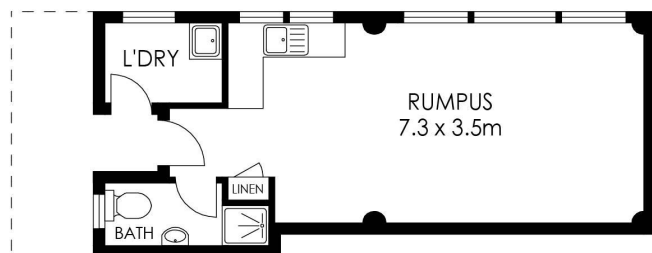
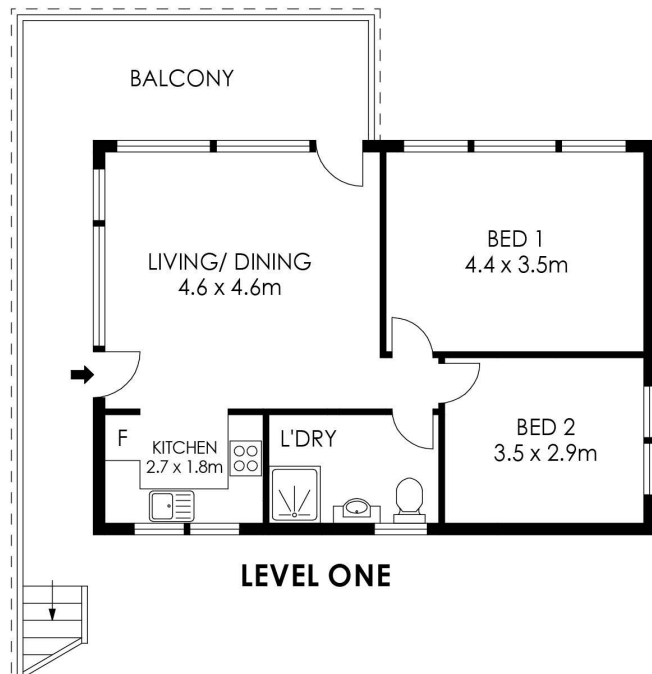
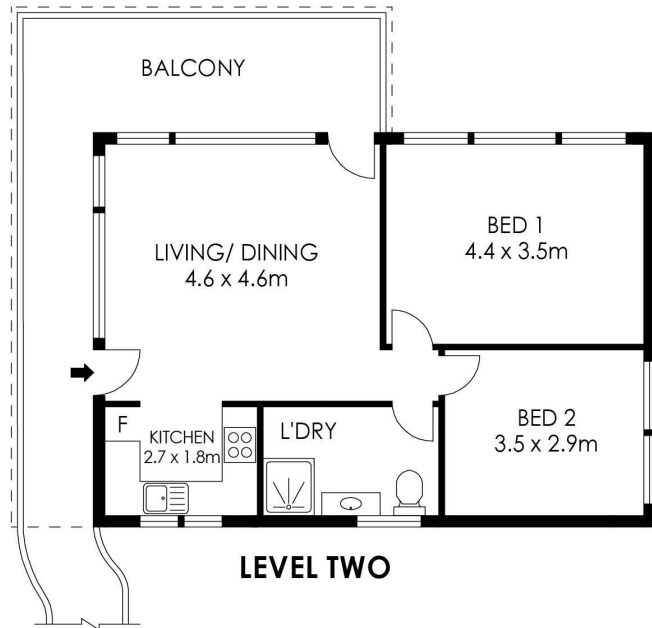




**SITE PLAN**  
(NOT TO SCALE)

APPROX. INTERNAL AREA = 151 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 20 m<sup>2</sup>  
 TOTAL = 171 m<sup>2</sup>  
 LAND SIZE = 714.5 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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