



## Newport, 24 The Avenue

Get Ready To Swoon

Auction Location: On-site

A top-to-bottom redesign has transformed what had been a simple beachside cottage into a home of timeless character and subtle luxury; it's combined with polished, coastal style and seamless indoor/outdoor flow. Showcasing an inspired palette of thoughtfully restrained forms, textures and hues, the home weaves together the past and present with an array of custom finishes and premium quality appointments.

Bathed in all day light with a brilliant north aspect, the design offers two levels with multiple living areas; barn doors can create a generous, open plan layout or separate zones for privacy if desired. Terraced lawns spill out from the interiors - it's a fabulous playground for the kids, and there's an approved DA in place for a pool and additional deck. The setting simply couldn't be better - nestled right between Bungan Beach and Pittwater, it's an easy stroll to both and within moments of Newport and Mona Vale amenities.



**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.

**SOLD**

4 

3 

1 

**For Sale**

Auction Guide \$3,100,000

**View**

[ljhooker.com.au/2VHBF6K](https://ljhooker.com.au/2VHBF6K)

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

- \* Rich with character yet designed for a contemporary family's lifestyle
- \* Beautifully integrated layout offers both privacy and open plan living
- \* Due north aspect; main floor opens to level lawns and terraced gardens
- \* Captivating kitchen: thick concrete benches, French sink, casual meals bar
- \* Romantic master suite; north facing with walk-in robe, private deck
- \* Four bedrooms all on one level plus generous home office/optional 5th bedroom
- \* Bathrooms finished with brass fittings; main features a designer bath
- \* Blackbutt floors, sliding stackers, glass louvres, plantation shutters, ample storage
- \* 740sqm north-facing block; DA approval for pool and entertainment deck
- \* Stroll to the beach and moments to either Newport or Mona Vale

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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

<b>Property ID</b>	2VHBF6K
<b>Property Type</b>	House
<b>Land Area</b>	740 m <sup>2</sup>

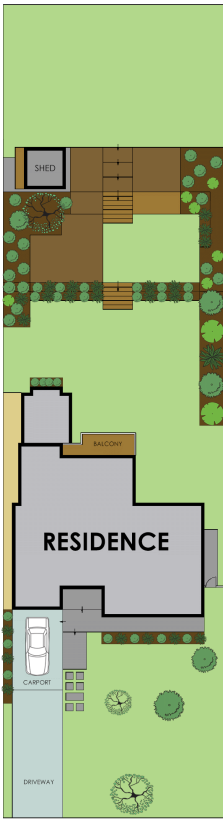
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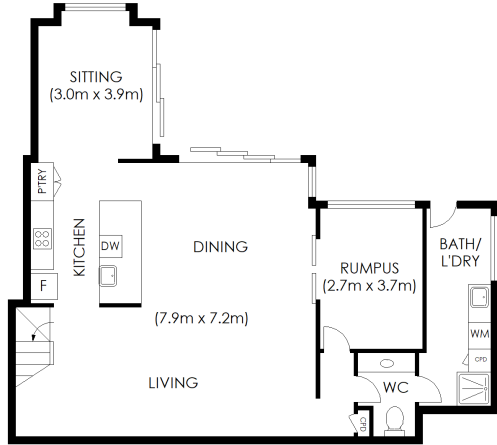
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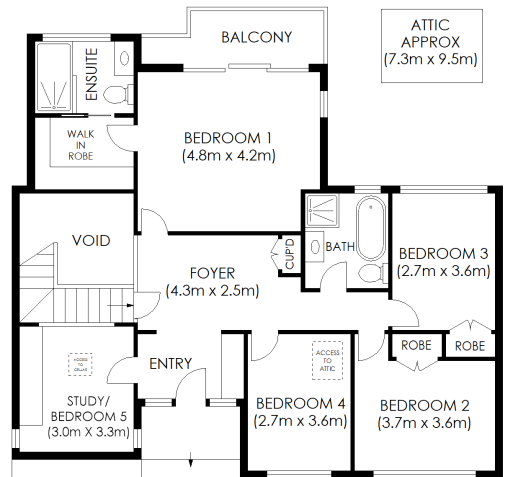
**SITE PLAN**  
not to scale

SHED  
(2.4m x 2.4m)



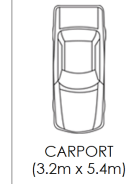
**GROUND LEVEL**

CELLAR  
APPROX  
(2.0m x 2.0m)



**ENTRY LEVEL**

ATTIC  
APPROX  
(7.3m x 9.5m)



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**24 THE AVENUE, NEWPORT**

Scale 1:130



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