



**SOLD**  
Off Market

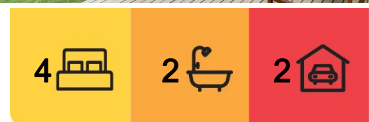


## Newport, 3 Irrubel Road

SOLD OFF MARKET! By Ben von Sperl

You can tick just about everything off your wish list after inspecting this immaculate cottage. Set on a generous 664 sqm parcel with plenty of grassy lawns for the kids to play outdoors, it is also within a short walk of the primary school and just a five-minute stroll to the centre of Newport.

- The sheltered entertaining deck is elevated and breezy
- Well-equipped kitchen with oversized oven and dishwasher
- The dining area has built-in cabinetry and opens to a large deck
- Lounge room on the lower level opens to an expansive terrace and lawn
- Four bedrooms all with built-in robes and either ceiling fans or air-con
- Two bathrooms, internal laundry and generous storage
- Single carport and room for additional off-street parking
- Huge near-level rear lawn with cubby house



**For Sale**  
\$2,325,000

**View**  
[ljhooker.com.au/1AB2G5W](http://ljhooker.com.au/1AB2G5W)

**Contact**  
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**LJ Hooker Newport**  
(02) 9979 1111

**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.

For all those parents who would rather not shuttle the kids around all day, this cottage is a great choice —the unbeatable location is an easy walk to the beach, village shops, school and bus transport.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and 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 About this Property

<b>Property ID</b>	1AB2G5W
<b>Property Type</b>	House
<b>Land Area</b>	664 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard Balcony Built-in-Robes Close to Schools Close to Shops Close to Transport

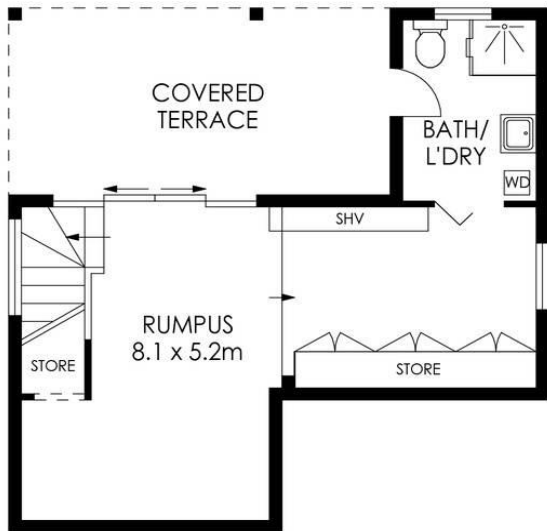
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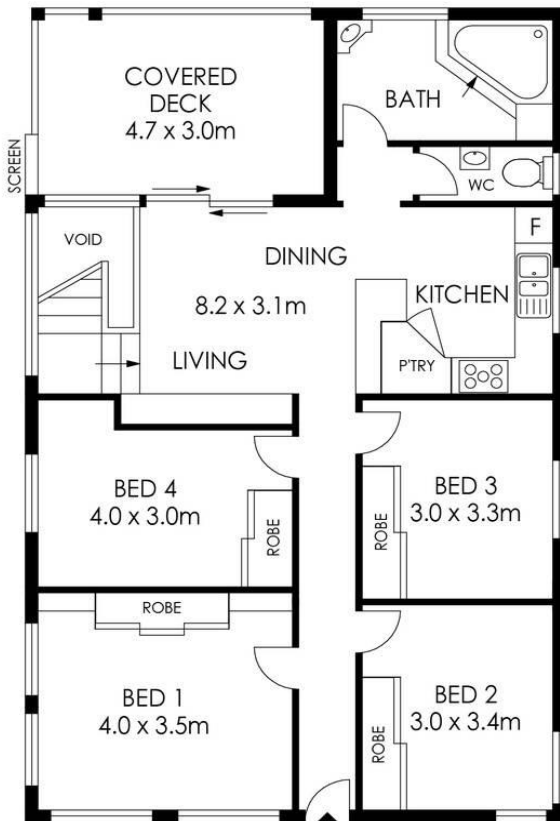
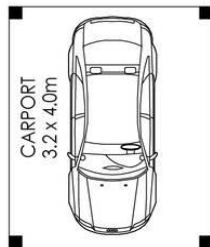


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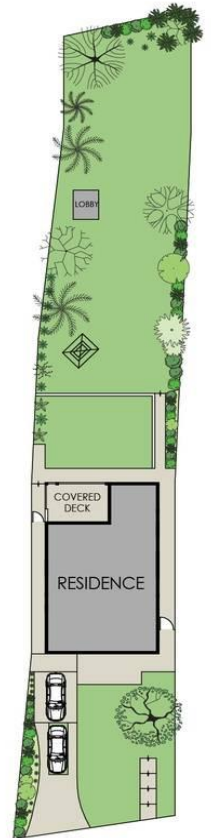
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**LOWER LEVEL**



**ENTRY LEVEL**



**SITE PLAN  
(NOT TO SCALE)**

APPROX. INTERNAL AREA = 131 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 32 m<sup>2</sup>  
 TOTAL = 163 m<sup>2</sup>  
 LAND SIZE = 664 m<sup>2</sup>



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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