



33 Irrubel Road, Newport

Newly Built Coastal Haven with Year-Round Alfresco Living

Crafted to feel as effortless as it is elevated, this newly built, architect-designed coastal cottage is a refined retreat shaped by light, warmth and attention to detail. Set on a leafy Newport street, the north-facing layout unfolds across a seamless single level, with soaring cathedral ceilings and highlight windows inviting all-day sun across calm, functional interiors enhanced by immaculate custom joinery. A tallowwood deck with retractable roof, side screens, infrared heaters and a kitchen servery creates the perfect setting for year-round alfresco living. Designed with both growing households and style-conscious downsizers in mind, every element has been expertly crafted. Moments to Newport village, beaches and express city transport.

- oNewly built architecturally designed coastal cottage in Newport
- oSeamless three-bedroom single-level layout ideal for families
- oCathedral ceilings and highlight windows draw in natural light
- oImmaculate custom joinery enhances calm, functional interiors
- oOpen plan living with sandstone detail and American oak floors
- oStone-topped kitchen with breakfast bench and servery window
- oFeaturing brass and black trims, gas appliances, quality zip tap
- oThree stylish bedrooms with soft carpet and built-in wardrobes

3 2 3

AUCTION

Thu 16th Oct @ 6:00PM

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



- oMaster suite with walk-in wardrobe, ensuite, and patio access
- oTwo contemporary bathrooms, heated floors and sensor lights
- oTallowood entertaining deck with retractable roof, side panels
- oConcrete bench, inbuilt Tucker BBQ, fridge and infrared heaters
- oNorth-facing backyard with level lawn and pool potential (STCA)
- oBeautifully designed and low maintenance landscaped gardens
 - Fi controlled irrigation system with smart weather integration
 - Fi controlled split system air con, front door entry and camera
- oStylish firepit area and flexible garden shed with power and lights
- o4000Lt under deck rainwater storage for easy sustainable living
- oDedicated laundry room with ample storage and cupboard space
- oOversized attic with flooring and storage and under house storage
- oLarge span dual carport, sensor lighting, permeable grass pavers
- oConveniently includes all white goods and appliances in the home
- oSubstantial double carport, just moments to village shops and buses

Disclaimer:

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MORE DETAILS

Property ID	1ASZG5W
Property Type	House
Land Area	700 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Water Tank
	Close to Schools
	Close to Shops
	Close to Transport

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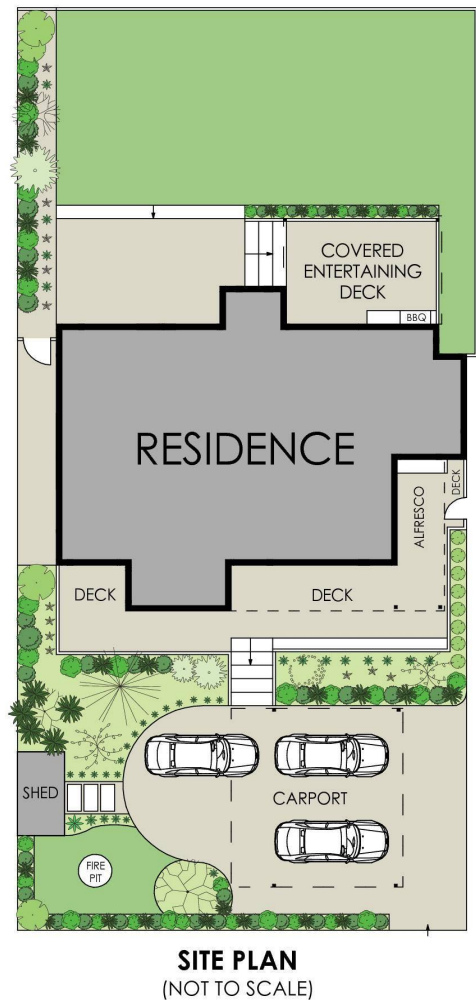
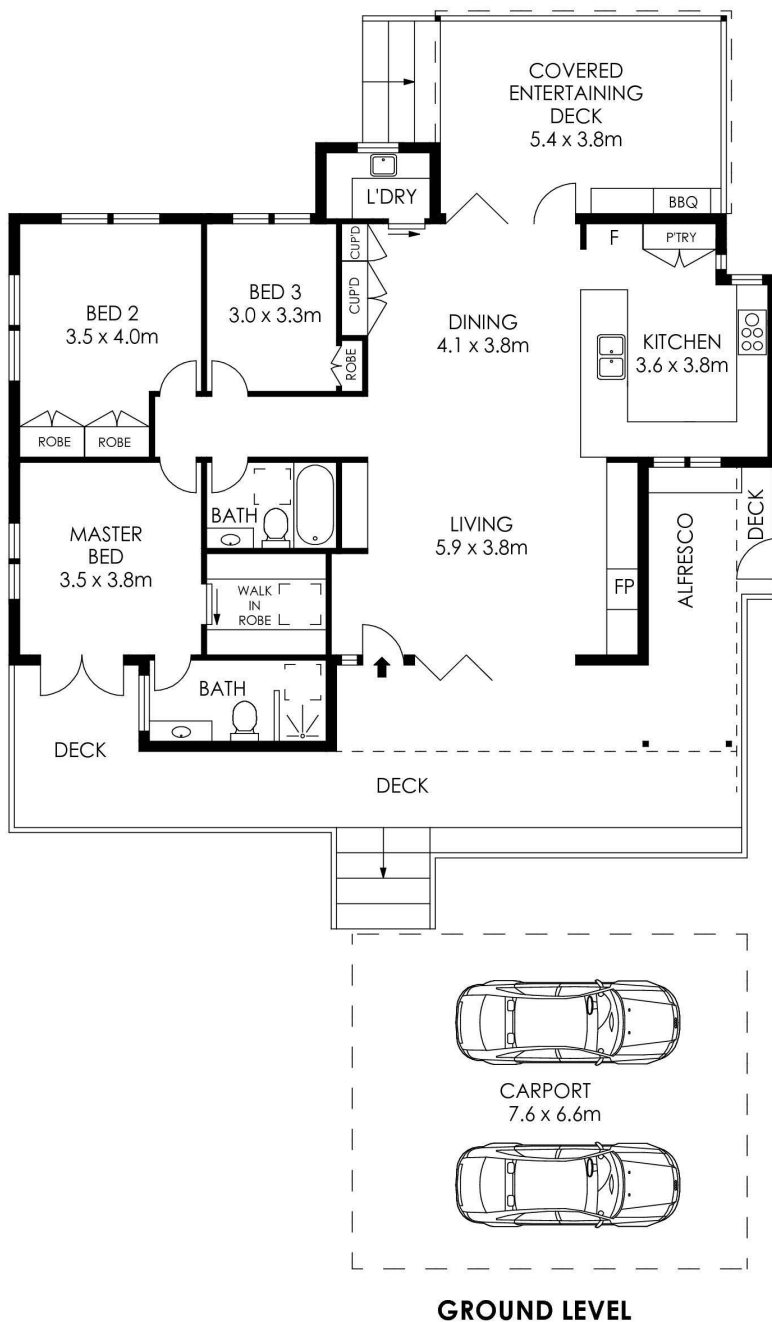
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APPROX. INTERNAL AREA = 120 m²
 APPROX. EXTERNAL AREA = 71 m²
 TOTAL = 191 m²
 LAND SIZE = 700 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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