



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

FOR SALE
\$3,000,000

AGENTS

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Interested parties must rely solely on their own enquiries.

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- 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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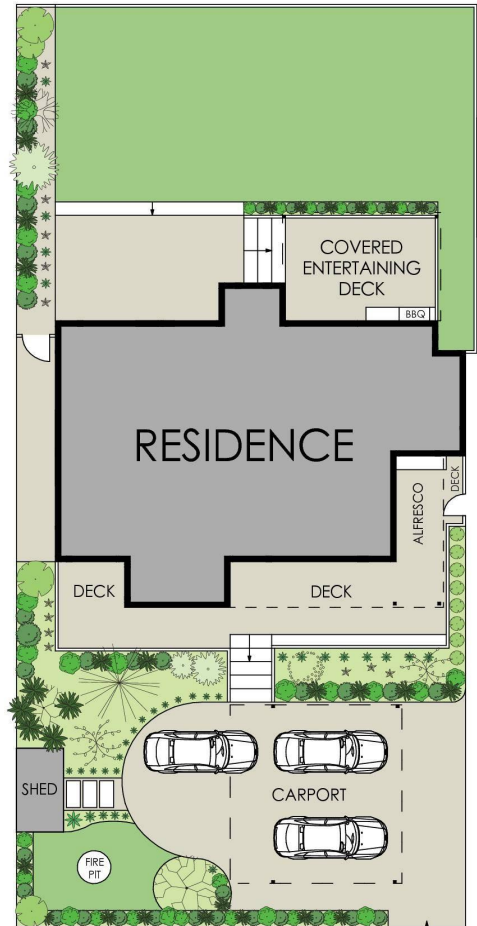
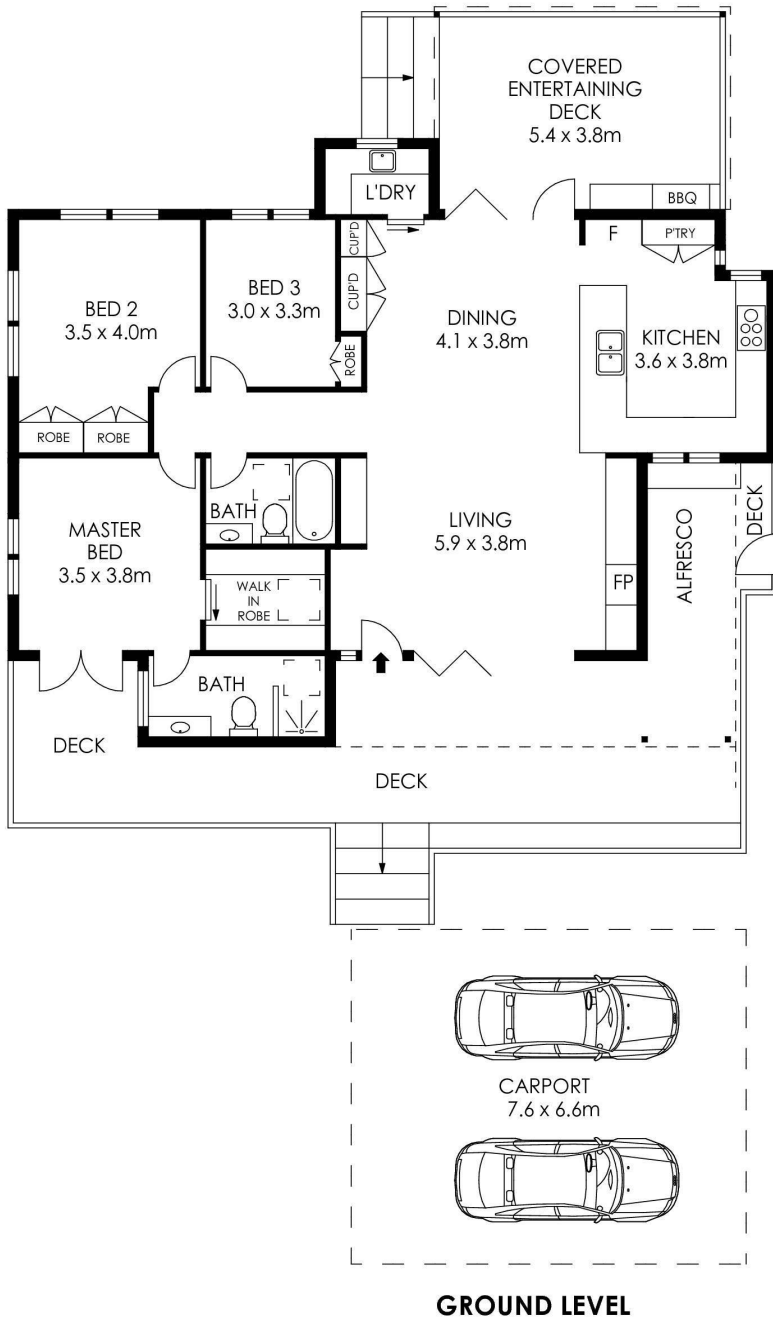
MORE DETAILS

Property ID	1ASZG5W
Property Type	House
Land Area	700 m2
Including	<ul style="list-style-type: none"> 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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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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