







33A The Avenue, Newport

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Easy Living Between Beaches and Village Life

Set within a lush garden setting, this charming two-bedroom with study beach cottage centres everyday living around light, greenery and ease. Expanses of glass draw the outdoors inward, allowing landscaped surrounds to become part of the interior experience, while the open-plan layout extends naturally to a level lawn framed by established planting. Custom bench seating defines the alfresco space, forming a natural extension of the home. The secure yard allows children and pets to move freely, complemented by a low-maintenance design suited to busy schedules. Warm, welcoming and thoughtfully arranged, with a choice of Bungan, Mona Vale or Newport Beach for swimming or surfing, moments from village shops, eateries, schools, marinas and city buses.

Features include:

" Two bedroom with study beach cottage in lush garden setting
" Light-filled interiors with indoor—outdoor connection
• Expanses of glass drawing greenery deep inside
• Open-plan living extending to level lawn outdoors
• Series of sliding doors and windows connect to garden
• High coastal raked ceilings with exposed timber rafters
• Kitchen with warm timber benchtops and gas cooking

FOR SALE
Contact Agent

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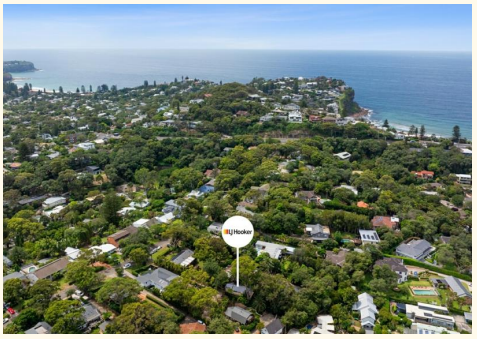
LJ Hooker

- Established gardens frame alfresco entertaining space
- Custom bench seating enhancing outdoor living area
- Secure yard ideal for children and pets to roam freely
- Low-maintenance design suited to busy lifestyles
- Single carport with additional vehicle parking space
- Close to Bungan, Mona Vale and Newport beaches
- Moments to village shops, eateries, schools and buses
- Strata title house









PEST & BUILDING REPORT:
We use BYB Inspections for Pest & Building Reports. You can purchase the report via the link below:
https://beforeyoubuy.com.au/reports/33a-the-avenue-newport-nsw-2106/building-pest

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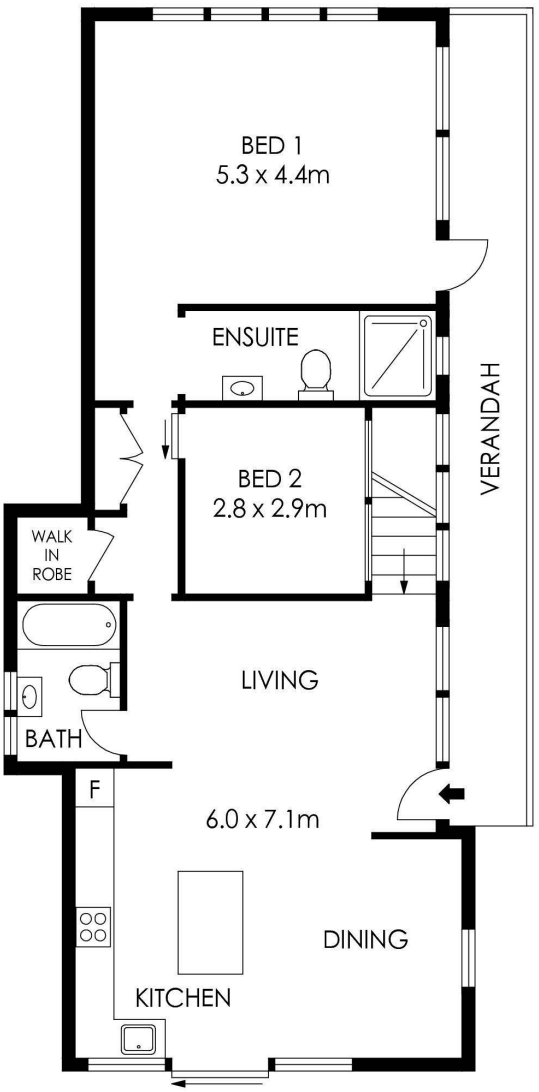
MORE DETAILS

Property ID	1AZYG5W
Property Type	House

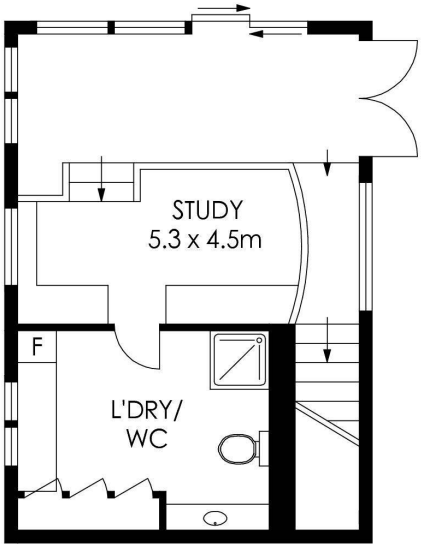
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TOP FLOOR



GROUND FLOOR

SITE PLAN
(NOT TO SCALE)

APPROX. INTERNAL AREA	=	133 m²
APPROX. EXTERNAL AREA	=	15 m²
TOTAL	=	148 m²
LAND SIZE	=	395 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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