

46 Cheryl Crescent, Newport

## Where Pittwater, Ocean and Sky Meet

Commanding some of the Northern Beaches most impressive panoramas, this elevated four bedroom home captures leafy views across Pittwater's boat-studded waters, the ocean horizon and all the way to South Head. Set among the treetops, it feels wonderfully secluded, offering four bedrooms plus a dedicated home office, raked ceilings, timber floors and generous open plan living following a renovation five years ago.

A central cook's kitchen anchors the layout, while two balconies invite you to slow down and take it all in, including a front-row seat to New Year's Eve fireworks. Moments to surf beaches, Newport village shops with cafés, restaurants, fitness hubs, chemist and Coles supermarket.

### Features Include:

- Elevated setting with panoramic Pittwater and ocean views
- Leafy boat-studded vistas stretching to South Head horizon
- Private treetop position with peaceful, secluded atmosphere
- Four bedrooms, dedicated home office secure with separate access and versatile cellar
- Raked ceilings, timber floors, skylights and pendant lighting

4 3 4

### FOR SALE

For Sale Guide \$2.75m

### VIEW

By Appointment

### AGENTS

Reade Havenstein  
0413 859 742  
rhavenstein@ljhnewport.com.au

### AGENCY

LJ Hooker Newport  
(02) 9979 1111

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.



- Ducted air-conditioning, gas bayonet and striking gas fireplace
- Open plan living, recently refreshed, renovated five years ago
- Chefs' kitchen, oversized oven, gas appliances and wine fridge
- Bedrooms with views and built-ins, master with walk-in robe
- Bathrooms with heated towel rails and a luxe master ensuite with underfloor heating
- Choice of balconies, front and rear patios surrounded by palms
- Cityscape distant views, retractable awning and charming pond
- Outdoor power, water, gas and a garden ready for your vision
- " Single lock-up garage, single carport and additional parking
- " Moments to Newport village, beaches, cafés and playground

#### PEST & BUILDING REPORT:

We use BeSafe Inspections for Pest & Building Reports. Link will be here for purchase once Inspection is complete.

#### Disclaimer:

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

Property ID	18B4G5W
Property Type	House
Land Area	862 m2

#### Reade Havenstein 0413 859 742

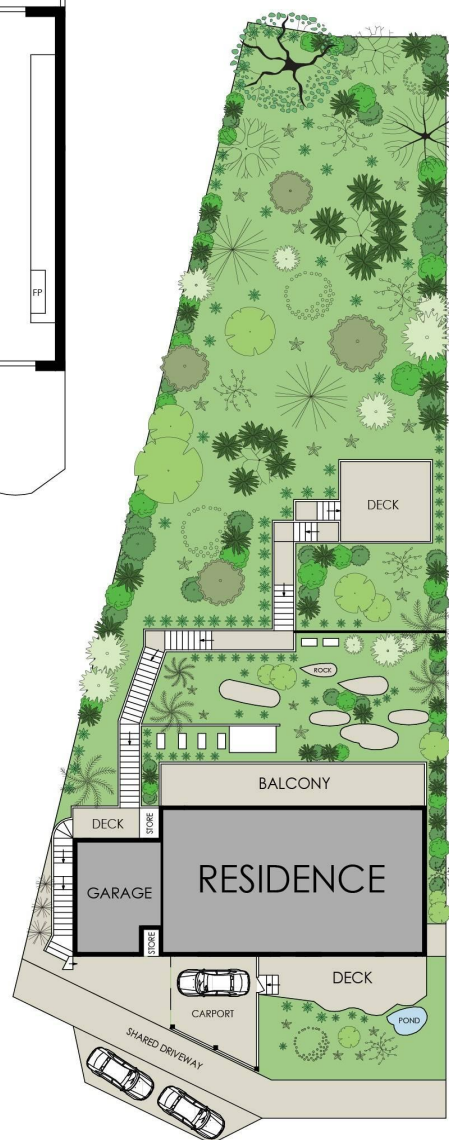
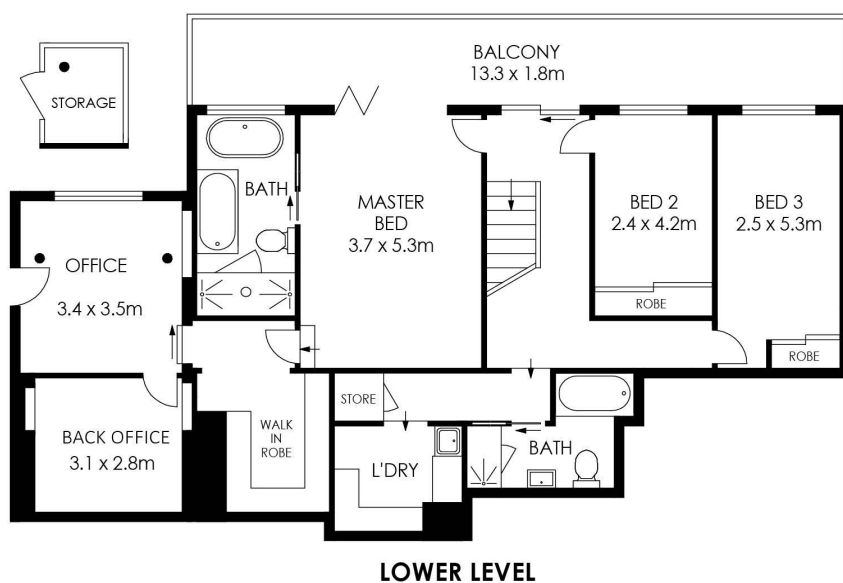
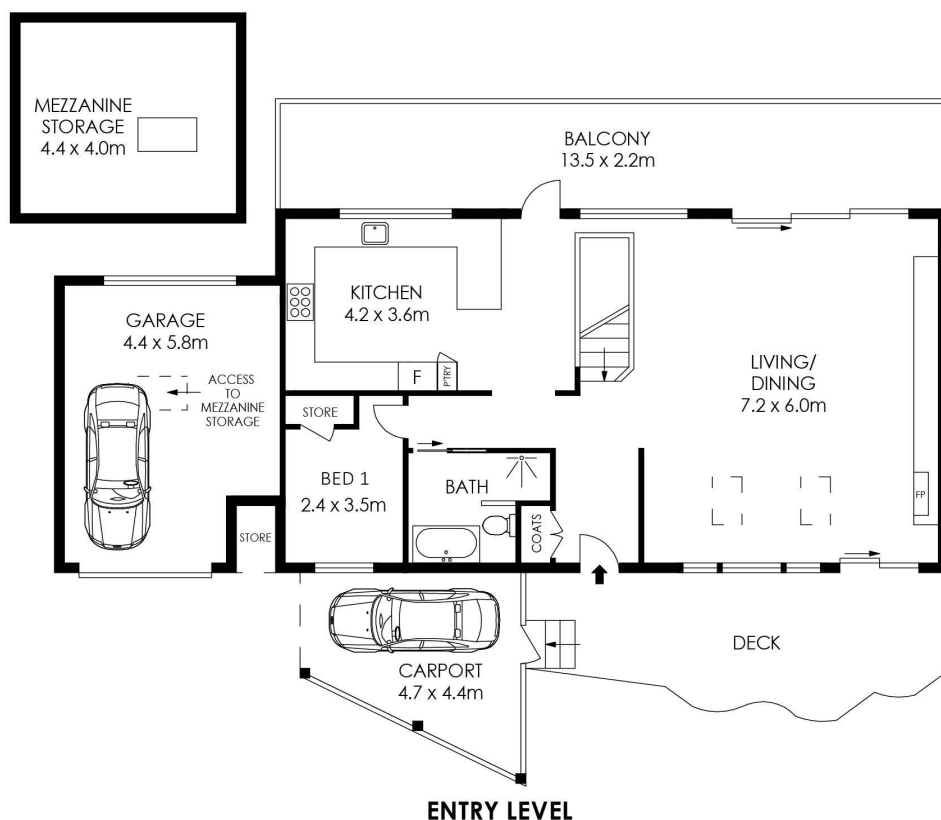
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APPROX. INTERNAL AREA = 256 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 68 m<sup>2</sup>  
 TOTAL = 324 m<sup>2</sup>  
 LAND SIZE = 860 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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