



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: \$2.45m

VIEW

By Appointment

AGENTS

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

Jade Everett
0401 658 884
jeverett@ljhnewport.com.au

AGENCY

LJ Hooker Newport
(02) 9979 1111

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 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:

<https://property.besafe.com.au/reports/7714-building-and-pest-inspection>

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

Disclaimer:

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MORE DETAILS

Property ID	18B4G5W
Property Type	House
Land Area	862 m2
Including	Ensuite Air Conditioning Balcony Outdoor Entertaining Remote Garage City Views Close to Schools Close to Shops Water Views

Reade Havenstein 0413 859 742

Sales Executive | rhavenstein@ljhnewport.com.au

Jade Everett 0401 658 884

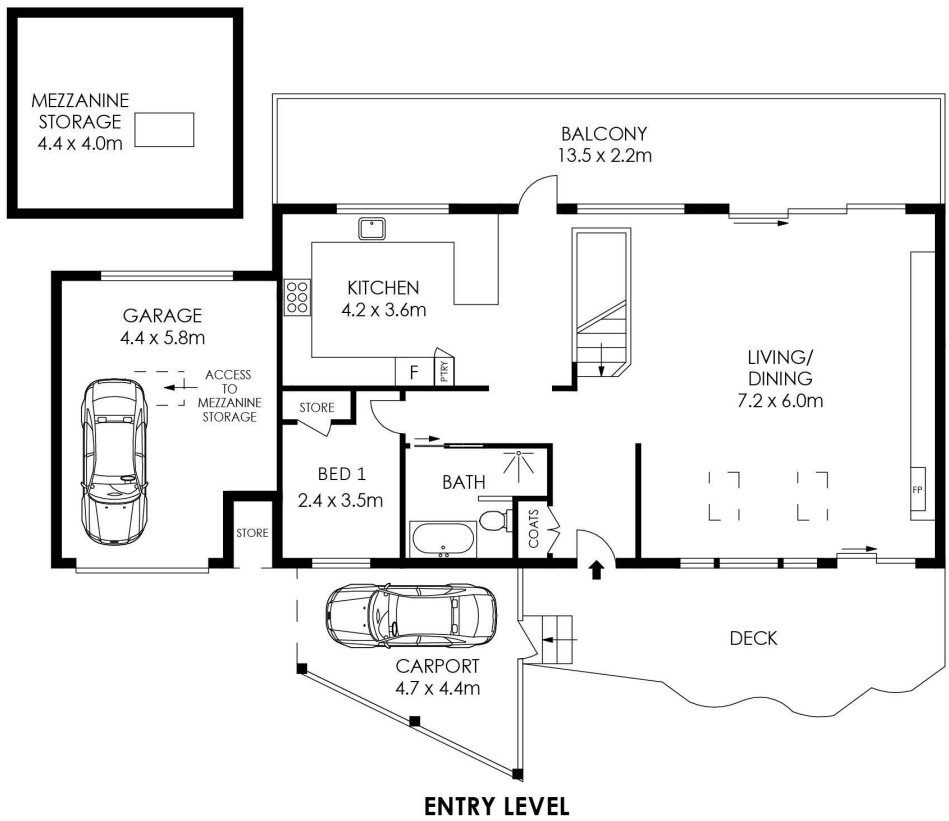
Sales Associate | jeverett@ljhnewport.com.au

LJ Hooker Newport (02) 9979 1111

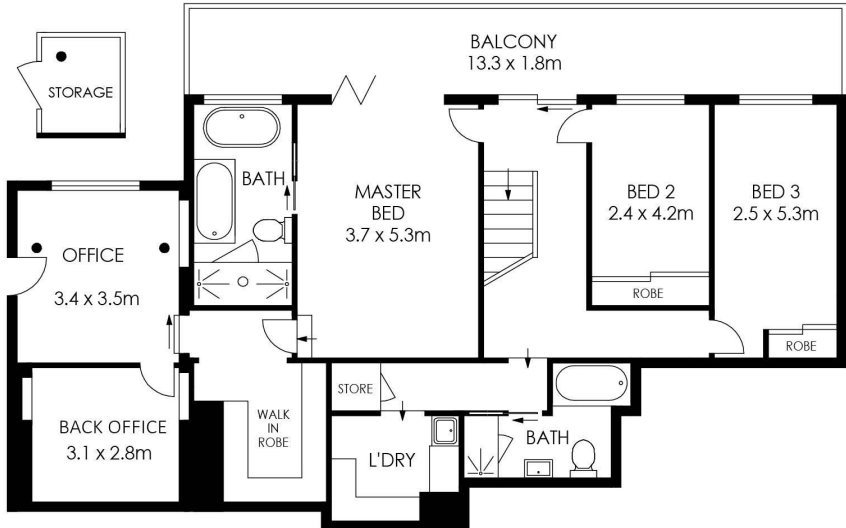
303 Barrenjoey Road, NEWPORT NSW 2106

newport.ljhooker.com.au | newport@ljhnewport.com.au

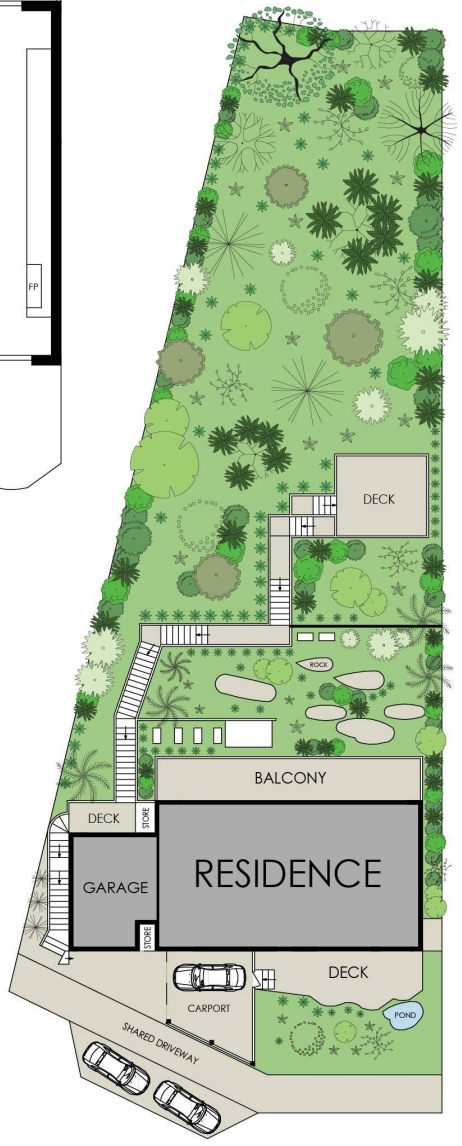




ENTRY LEVEL



LOWER LEVEL



SITE PLAN
(NOT TO SCALE)

APPROX. INTERNAL AREA = 256 m²
 APPROX. EXTERNAL AREA = 68 m²
 TOTAL = 324 m²
 LAND SIZE = 860 m²



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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