







46 Cheryl Crescent, Newport

Front-Row Pittwater and Ocean Views with Rare Near-Level Access

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. Despite its commanding position, the home offers rare near-level access from the single lock-up garage and adjoining carport, with just a couple of steps into the house, an increasingly rare combination for a home with views of this calibre. 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

4 3 4

FOR SALE
Contact Agent

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

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.

- 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
- 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:
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
Including	Ensuite
	Air Conditioning
	Balcony
	Outdoor Entertaining
	Floorboards
	Remote Garage
	City Views
	Close to Schools
	Close to Shops
	Ocean Views
	Water Views







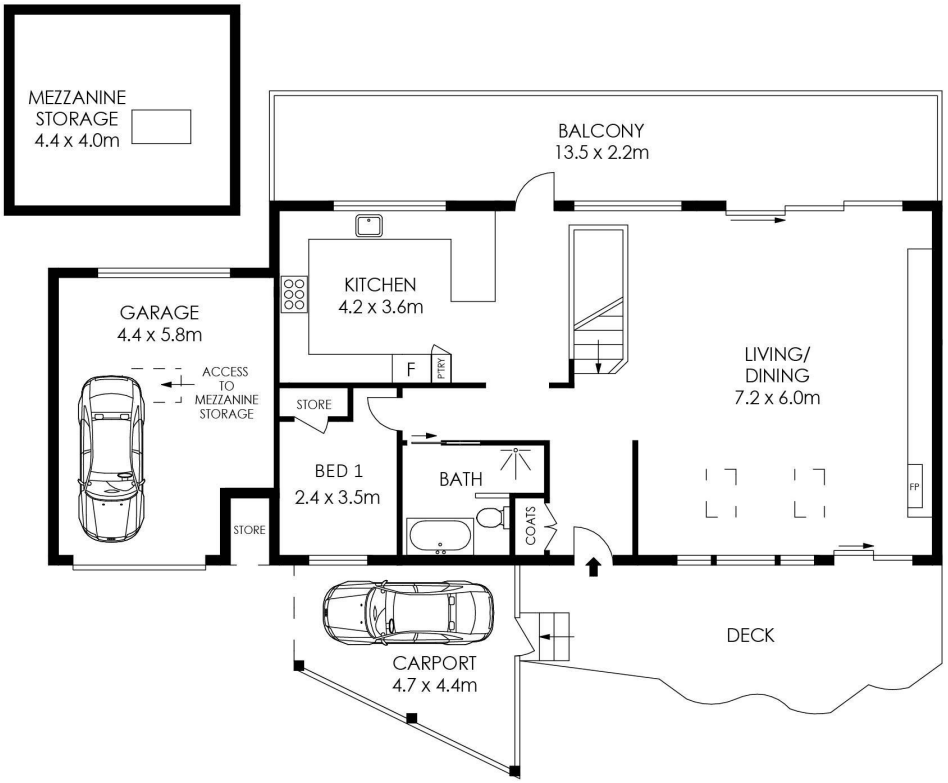




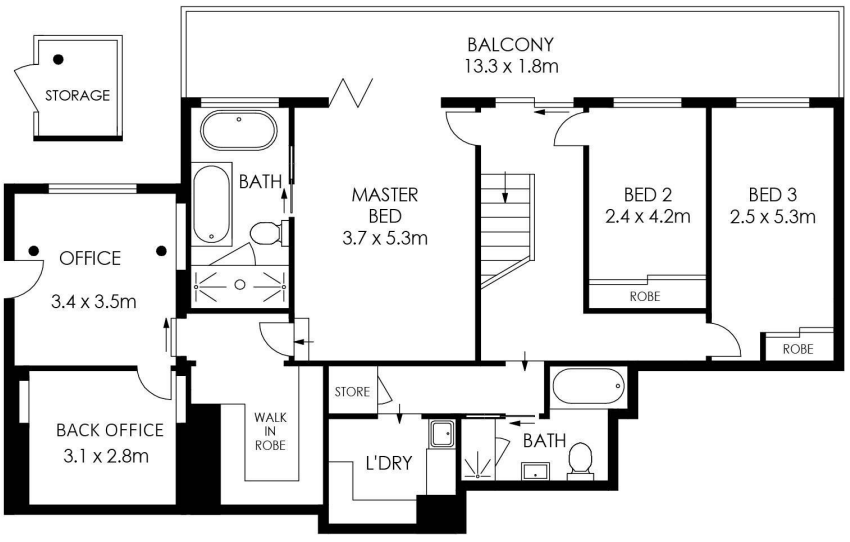
Reade Havenstein 0413 859 742
Licensed Real Estate Agent | rhavenstein@ljhnewport.com.au
Jade Everett 0401 658 884
Sales Associate | jeverett@ljhnewport.com.au

LJ Hooker Newport (02) 9979 1111
303 Barrenjoey Road, NEWPORT NSW 2106
newport.ljhooker.com.au | newport@ljhnewport.com.au

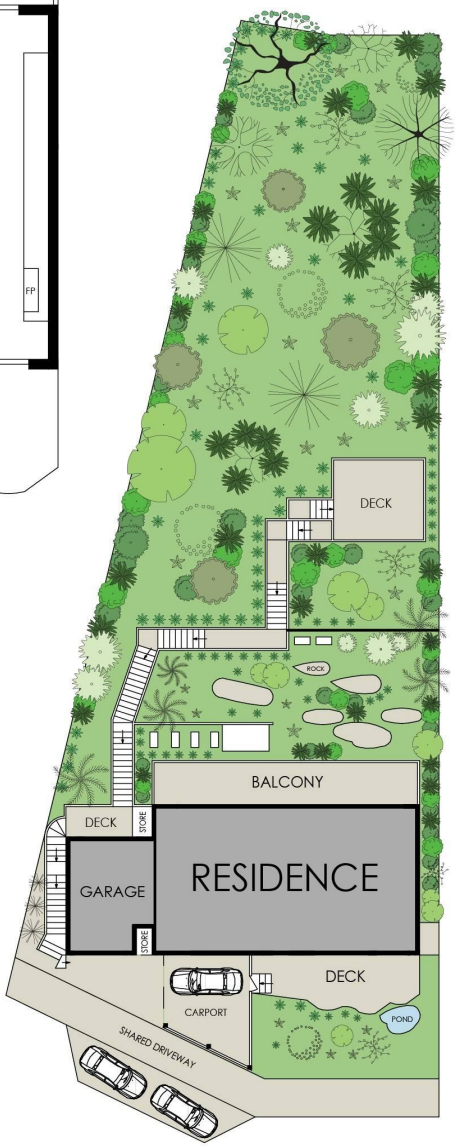
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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.

46 Cheryl Crescent, Newport

LJ Hooker

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.

LJ Hooker