



49 The Avenue, Newport

## Retro Soul Meets Coastal Cool in the Heart of Newport

Auction Location: On-site

North-facing and rich with history, this original mid-century Newporter cottage has been thoughtfully reimagined over time, evolving from a simple 1950's beach retreat into a spacious, light-filled family home, without ever losing the spirit, charm or ethos of its beginnings.

It's a home with soul, where retro character and relaxed Northern Beaches style live in perfect harmony. A true passion project, the interiors are warm, welcoming and effortlessly cool, capturing coastal breezes and a distinctly tropical vibe. Open plan living and dining spaces invite you to slow down, stretch out and enjoy the rhythm of family life, while a seamless connection to outdoor zones makes entertaining feel natural and easy. Step outside to your very own sun-drenched north-facing balcony off the master retreat - perfect for your morning coffee, or retreat to the generous rear deck where a Hawaiian-inspired lanai style deck flows to a private backyard wrapped in established tropical gardens. It's your own secluded sanctuary designed for relaxation.

### FEATURES

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.

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### AUCTION

Sat 7th Mar @ 11:00AM

### VIEW

Sat 21st Feb @ 12:00PM - 12:30PM

### AGENTS

Lachlan Elder  
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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000





- Spacious 4-bedroom, 3-bathroom family layout with multiple study spaces
- Light filled open plan living and dining areas
- Fabulously spacious kitchen is the heart and soul of the home
- Expansive rear deck with lanai style flows to tropical gardens
- Cooling coastal breezes and a laid-back tropical resort like atmosphere
- Extensive under house storage
- Large lock up garage plus multiple carport spaces ideal for families with multiple vehicles or tradies
- Garden design by landscape architect Richard Stutchbury
- Tightly held, loved and enjoyed by the same family for many decades

Perfectly positioned just a short gentle stroll to Pittwater waterfront, Bungan Beach, Newport Public School, village shops and cafes, this is a home that delivers lifestyle in every sense.

Relaxed. Reimagined. Rare. This is Newport living, with heart, history and holiday vibes built in. Be prepared to fall in love...

#### Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale 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	2WKG6K
Property Type	House
Land Area	701.5 m2

#### Lachlan Elder 0418 224 180

Principal, Licensed Real Estate Agent | [lelder@ljhmv.com.au](mailto:lelder@ljhmv.com.au)

#### Simone Novak 0418 601 599

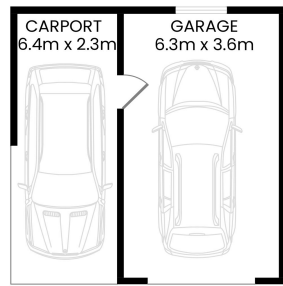
Licensed Real Estate Agent | [snovak@ljhmv.com.au](mailto:snovak@ljhmv.com.au)

#### LJ Hooker Mona Vale (02) 9979 8000

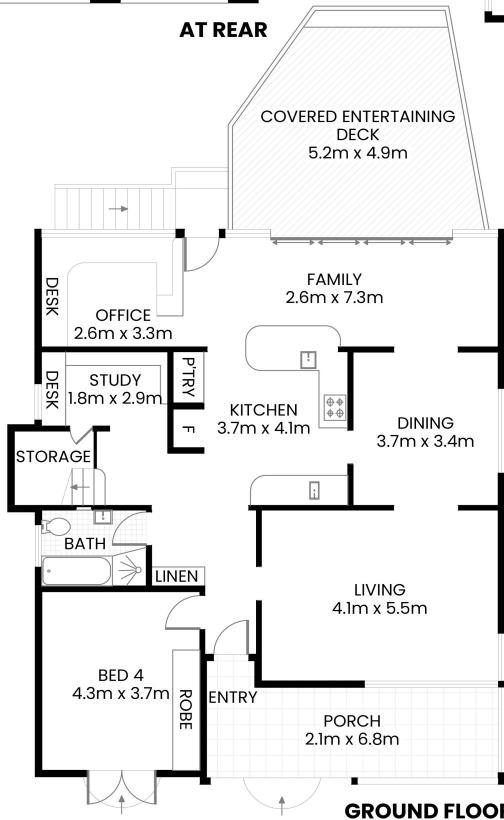
3/18 Bungan Street, MONA VALE NSW 2103

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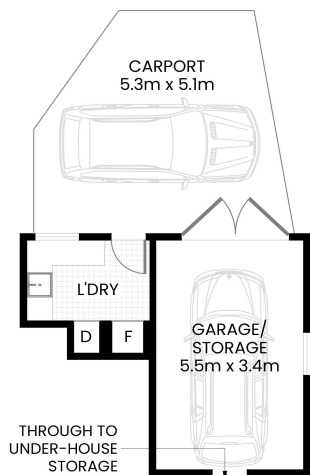




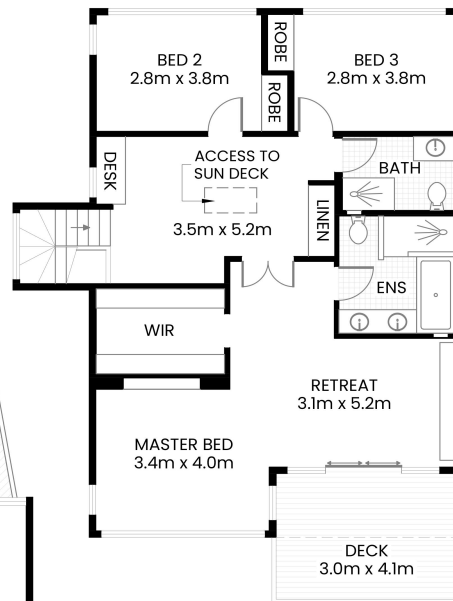
AT REAR



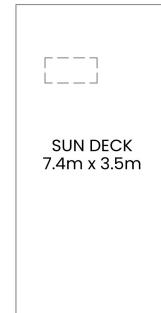
GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



ROOF TOP

## Newport 49 The Avenue

INTERNAL AREA 225m<sup>2</sup> APPROX.  
EXTERNAL AREA 81m<sup>2</sup> APPROX.  
PARKING AREA 84m<sup>2</sup> APPROX.  
TOTAL AREA 390m<sup>2</sup> APPROX.



SITE PLAN

The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.