



Newport, 56 Prince Alfred Parade

Sensational opportunity on Pittwater

Stripped back to the basics, this multi-level residence presides over panoramic views across Pittwater and the RMYC harbour. Council approved as a bed-and-breakfast with three individual suites in addition to the main living space, it's one of the most versatile opportunities to come to market in years. Set on a private drive adjoining the yacht club, it's definitely ready for a second act —renovate and reconfigure the sprawling floorplan or consider a brand-new design for the 767sqm parcel (STCA). The existing layout could work perfectly as a self-contained, pied-a-terre on the main level for the owners, with guest suites above and below providing an impressive income stream, due to its unique proximity to the Royal Motor Yacht Club.

- Phenomenal Pittwater views and just a stone's throw from the shoreline
- Tri-level with an exceptionally versatile floorplan + three B&B guest suites
- Multiple living areas and waterfront terraces; each level is self-contained
- Practical kitchens on two floors plus a massive amount of storage space



Disclaimer: 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.

SOLD

LJ Hooker

7

5

2

For Sale
\$2,800,000

View
ljhooker.com.au/BBJF6Z

Contact
Peter Robinson
0401 219 077
peter.robinson@ljhooker.com.au
Dennis Kennelly
0477 977 971
dennis.kennelly@ljhooker.com.au

LJ Hooker Palm Beach
(02) 9974 5999

- Primed and ready for renovation; easy access on a level, 767sqm parcel
- Opportunity to start fresh with a new design in a spectacular setting (STCA)
- Three master suites, air con, double carport and ample offstreet parking
- Passive income stream with council-approved guest accommodation
- Adjacent to the Royal Motor Yacht Club, moments to centre of Newport

More About this Property

Property ID	BBJF6Z
Property Type	House
Land Area	767 m ²
Including	Water Views

Peter Robinson 0401 219 077

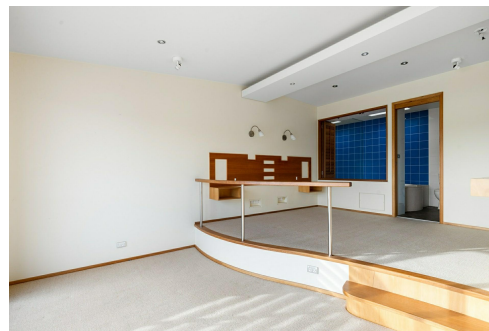
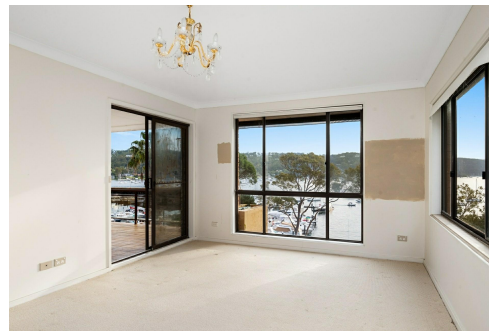
Principal " Peter Robinson Real Estate Pty Ltd CLN 10121506 |
 peter.robinson@ljhooker.com.au

Dennis Kennelly 0477 977 971

Licensed Real Estate Agent | Residential and Commercial |
 dennis.kennelly@ljhooker.com.au

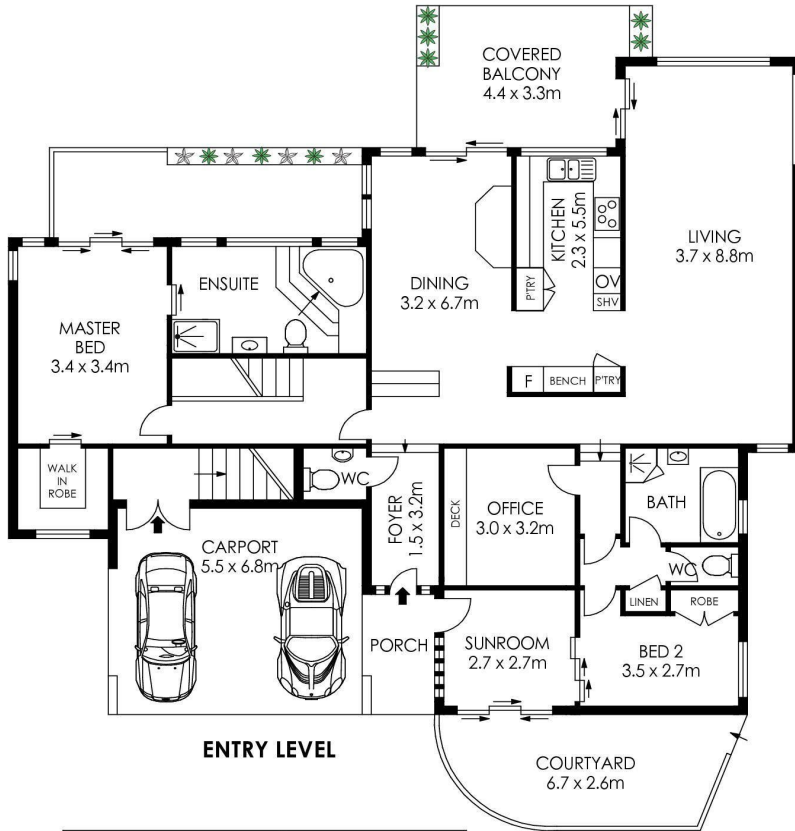
LJ Hooker Palm Beach (02) 9974 5999

1073 Barrenjoey Road, PALM BEACH NSW 2108
 palmbeach.ljhooker.com.au | office@ljhpb.com.au

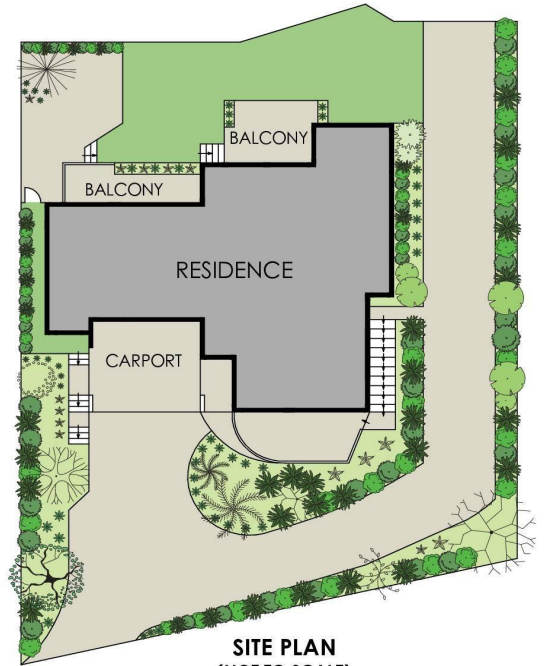


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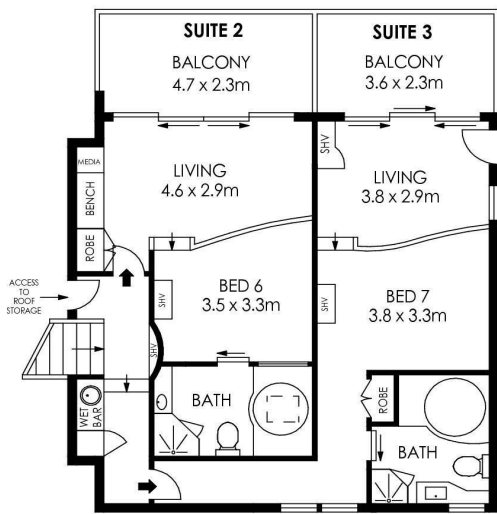
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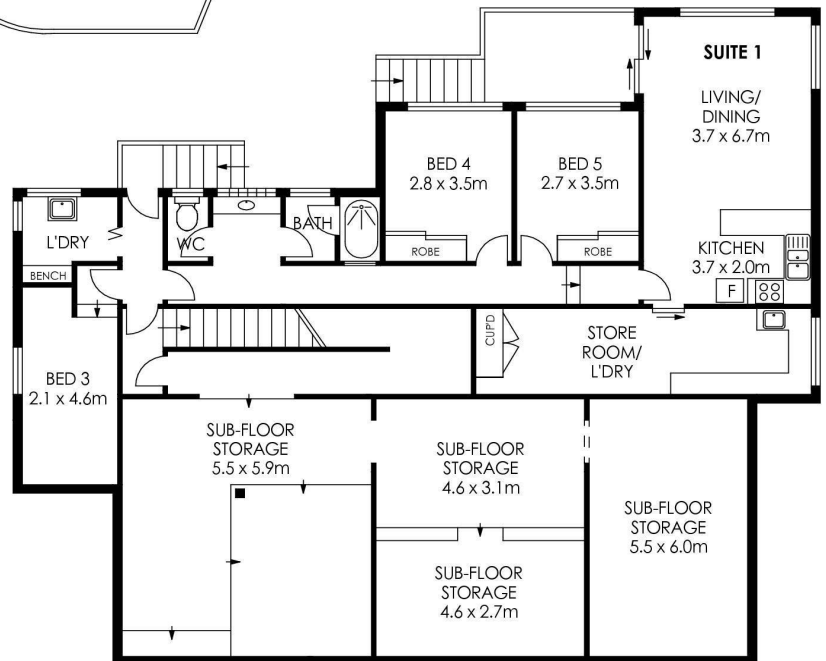
ENTRY LEVEL



**SITE PLAN
(NOT TO SCALE)**



**UPPER LEVEL
SUITE 2 + SUITE 3**



**LOWER LEVEL (SEPARATE ACCOMMODATION)
SUITE 1**

APPROX. INTERNAL AREA = 439 m²
 APPROX. EXTERNAL AREA = 57 m²
 TOTAL = 496 m²
 LAND SIZE = 767 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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