



7 Lanyon Place, Newport




## Panoramic Pittwater Vistas from Quality Family Home

Perched in one of Newport's most coveted addresses, this 6 bedroom family residence on a generous 701.9sqm parcel presents a rare opportunity to secure premium Northern Beaches real estate with Pittwater views.

Bathed in natural light, the thoughtfully conceived floorplan offers seamless indoor-outdoor connectivity through expansive windows that perfectly frame the spectacular water panorama. The home features multiple living zones including a spacious free-flowing lounge that extends to an entertaining deck showcasing captivating Pittwater vistas.

A highlight of this exceptional property is the potential for self-contained accommodation-ideal for multi-generational living, guests, or rental potential-complete with two bedrooms, bathroom, private deck, garden access and storage. Or this space can remain as part of one residence providing exceptional space and versatility for larger families.

Additional features include multiple bedrooms with built-ins throughout, modern bathrooms including a master ensuite, a well-

6  3  4 

**FOR SALE**  
\$2,550,000

### AGENTS

Peter Robinson  
0401 219 077  
peter.robinson@ljhooker.com.au

### AGENCY

LJ Hooker Palm Beach  
(02) 9974 5999

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**

appointed galley kitchen with ample storage and quality appliances, elegant timber flooring, meticulously landscaped gardens, and off-street parking for up to four vehicles.

Perfectly positioned just minutes from Newport Beach and its iconic ocean pool, a leisurely stroll to village shops, cafes, and restaurants, and with easy access to prestigious schools and B-Line bus services, this property combines lifestyle convenience with a great family layout.

With its versatile dual living configuration, spectacular views, and generous proportions, 7 Lanyon Place delivers an outstanding investment in Northern Beaches living.

## MORE DETAILS

Property ID	BJYF6Z
Property Type	House
Land Area	701.2 m2

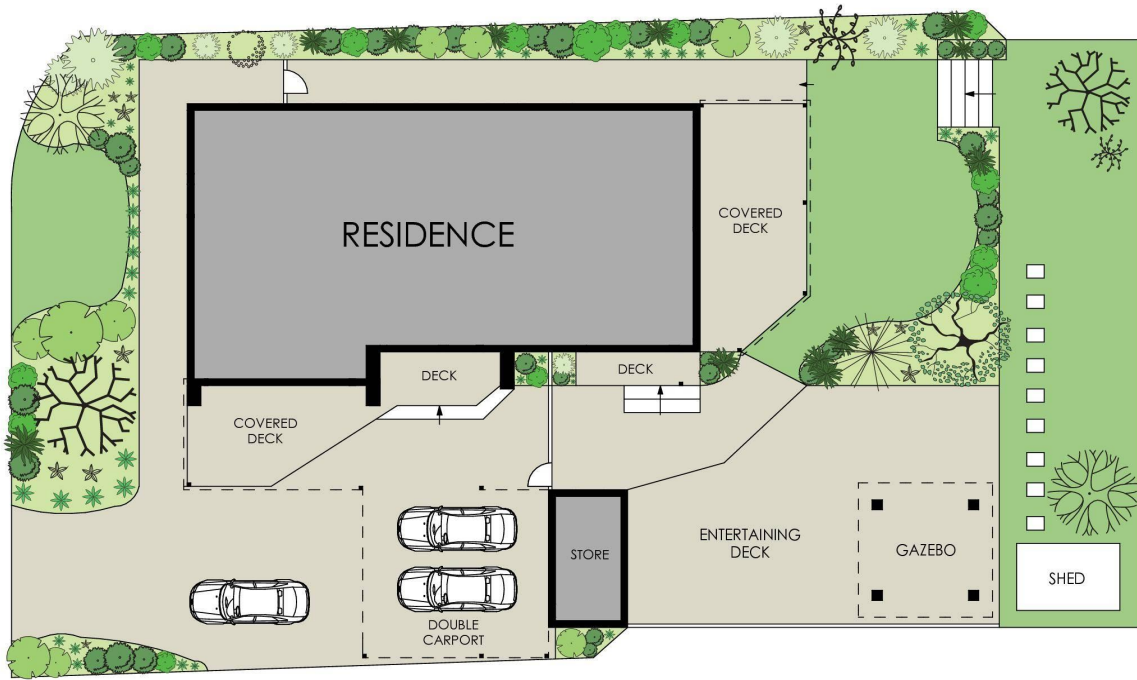
### Peter Robinson 0401 219 077

Principal & Peter Robinson Real Estate Pty Ltd CLN 10121506 | [peter.robinson@ljhooker.com.au](mailto:peter.robinson@ljhooker.com.au)

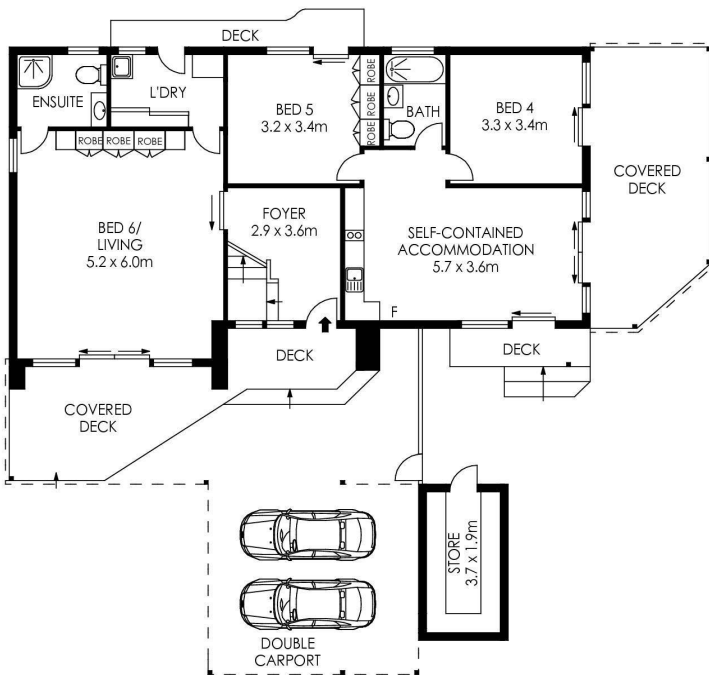
### LJ Hooker Palm Beach (02) 9974 5999

1073 Barrenjoey Road, PALM BEACH NSW 2108  
[palmbeach.ljhooker.com.au](http://palmbeach.ljhooker.com.au) | [office@ljhpb.com.au](mailto:office@ljhpb.com.au)

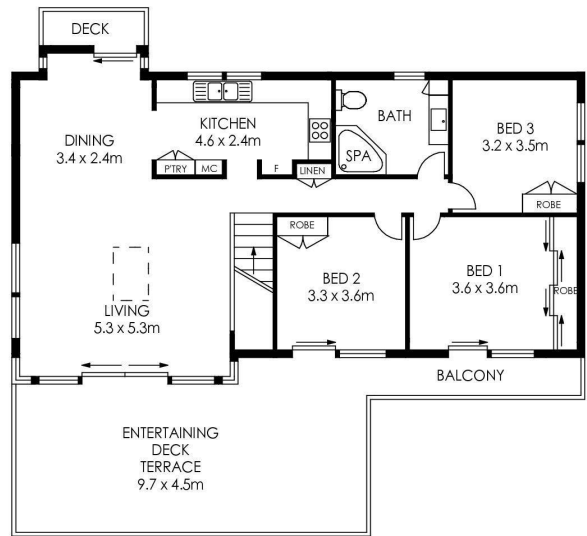




**SITE PLAN**  
(NOT TO SCALE)



**ENTRY LEVEL**



**UPPER LEVEL**

**APPROX. INTERNAL AREA = 213 m<sup>2</sup>**  
**APPROX. EXTERNAL AREA = 94 m<sup>2</sup>**  
**TOTAL = 307 m<sup>2</sup>**  
**LAND SIZE = 701.9 sqm**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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.

