







77 Bardo Road, Newport

Multi-Generational Hamptons-Inspired Coastal Luxury on 1,175sqm - Dual Accommodation

Contemporary grandeur in the heart of Newport with a premier sunny north-facing aspect. Located in one of Newport's most exclusive and tightly held pockets with just a short stroll to the edge of Pittwater's Crystal Bay. An architectural family masterpiece that effortlessly combines relaxed coastal living with high-end luxury. The impressive size and easily adaptable layout deliver a residence ideal for hosting events and family gatherings or just enjoying quiet weekends. Attached self-contained two-bedroom dual occupancy at the rear of the property provides flexibility for guest or in-law accommodation, or an opportunity for additional income. Set on an expansive 1,175sqm block with dual-street frontage, this striking two storey residence is crafted for growing families, multi-generational living, or those seeking a prestige sanctuary...

Property Highlights:

- From the moment you step inside, the home's extensive proportions and the flawless indoor-outdoor living take centre stage
- The upper level serves as the heart of the home, featuring a

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FOR SALE
Two Houses - Two Street Access - Prime Spot

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magnificent vast open plan family zone that flows seamlessly to the north-facing balcony and private undercover solar-heated lap pool
- Avid home entertainers will appreciate the beautifully appointed central gourmet kitchen with Caesarstone benchtops, premium stainless Ilve gas cooktop and oven, walk-in pantry, overlooking the pool
- Exquisite, oversized master suite opening to northerly balcony, large walk-in robe and served by a deluxe ensuite with double shower and standalone bathtub
- Three bedrooms with built-ins over both levels, and the flexibility of a fifth bedroom option. Two with luxury ensuites.
- Dedicated study/home office space with powder room upstairs
- Lower level with a huge rumpus/games room, gym or cinema, clever storage options, and a guest powder room
- Generous secure garaging with parking for three vehicles, plus a separate workshop, loads of storage and off-street for at least two further vehicles
- Picturesque low maintenance grounds offer a private oasis of established gardens and lush lawns
- Additional features include: the stunning use of Travertine tiles and Ironbark timber flooring; CBUS home automation system; integrated surround sound in living; ducted zoned reverse-cycle air conditioning; gas bayonets; and premium security
- Approved self-contained attached dual occupancy fronting Princes Lane for access and off-street parking for two vehicles. Offering an open plan living, dining, kitchen and family area opening to a sizeable, covered terrace; two bedrooms; two bathrooms and a powder room. Ideal for older kids, in-law or guest accommodation or as an additional an income opportunity
- Quietly tucked away in this sought after lifestyle location, yet incredibly convenient with just a quick stroll to Newport Public School and 'The Newport' for dining and entertainment, or within a short walk of Newport Beach, local cafes and restaurants, boutique village shopping, and the world-class yachting facilities of Pittwater

A unique opportunity to secure a landmark estate offering the ultimate in space, elegance, and a prestige Northern Beaches lifestyle.

Disclaimer:
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MORE DETAILS

Property ID	2WXDF6K
Property Type	House
Land Area	1176 m2
Including	Study
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Balcony
	Dishwasher
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank







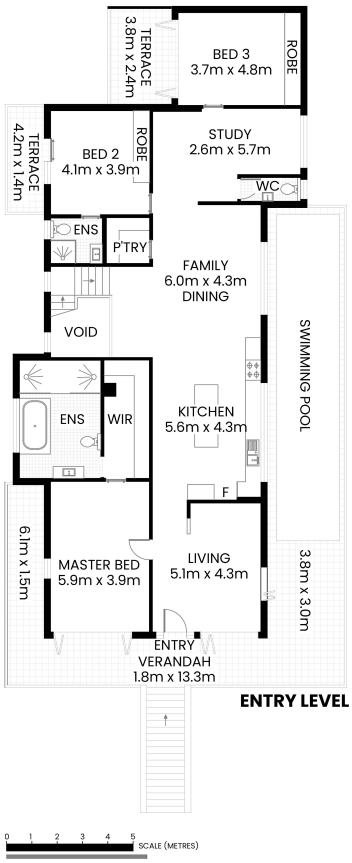


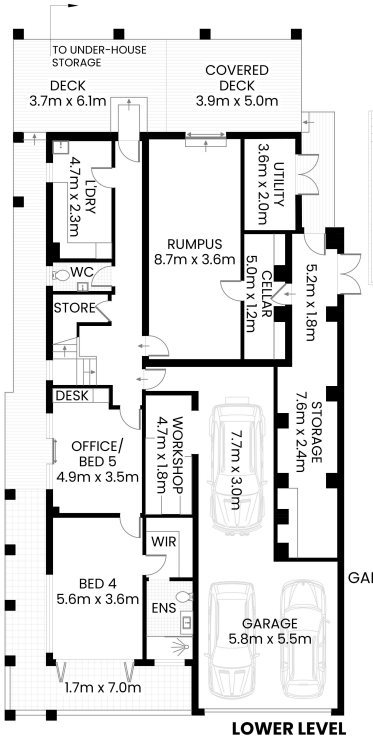


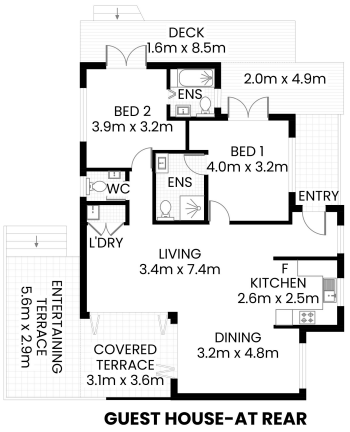
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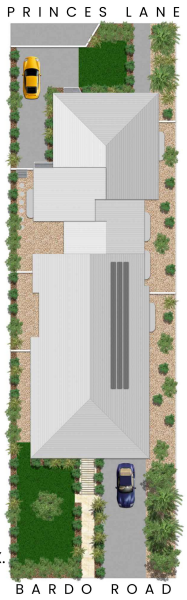
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SITE PLAN

Newport

77 Bardo Road

MAIN RESIDENCE-
INTERNAL AREA 335m² APPROX.
DECKS & TERRACES AREA 152m² APPROX.
GARAGE, WORKSHOP & STORAGE AREA 96m² APPROX.
TOTAL AREA 583m² APPROX.

GUEST HOUSE
INTERNAL AREA 95m² APPROX.
DECKS & TERRACES AREA 57m² APPROX.
TOTAL AREA 152m² APPROX.

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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 enquirie. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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