



77 Crescent Road, Newport

## Thoughtfully Designed for Family Living and Entertaining

A thoughtful sequence of outdoor spaces shapes the experience of this home, unfolding from a generous front terrace through light-filled interiors to an undercover sandstone entertaining area overlooking lush gardens and established tropical palms. Fresh, well-kept throughout, the family-friendly layout balances generous living and dining spaces with a skylit kitchen that remains closely connected to the outdoors.

Three bedrooms are accompanied by a home office nook, offering flexibility for school aged children, working from home or adapting as family needs evolve. Village cafés, restaurants, boutiques, Newport Public School, The Newport, Newport Beach and Pittwater all within walking distance, placing everyday essentials and weekend favourites within easy reach.

### Features Include:

- North-facing rear with private alfresco entertaining and gardens
- Internal access from double lock-up garage plus additional off street parking
- Front terrace and sandstone entertaining area bookend the home
- Peaceful, private setting framed by established tropical palms

3 2 5

### FOR SALE

Guide: \$2.1m

### VIEW

Sat 25th Jul @ 10:30AM - 11:00AM

### AGENTS

Jake McDonall  
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Elizabeth Charlton  
0457 177 060  
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### 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.



- Spacious living and dining filled with natural light throughout
- Fresh, well-kept interiors ready to move straight in and enjoy
- Split system air-conditioning, gas bayonet and office nook
- Gourmet gas kitchen, stone topped bench and dishwasher
- Three peaceful bedrooms with private outlooks
- Family bathroom including shower over bath combination
- " Large second bathroom with integrated laundry
- " Moments to village shops, cafés, marinas, schools and the beach

- FOR INSPECTIONS PLEASE PARK IN DRIVEWAY, YACHTSMANS PARADISE OR THE AVENUE\*

#### PEST & BUILDING REPORT:

<https://property.besafe.com.au/reports/8553-building-and-pest-inspection>

#### 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   | 1B4XG5W  |
| Property Type | House    |
| Land Area     | 486.9 m2 |

#### Jake McDonall 0402 740 085

Sales Executive | [jmcdonall@ljhnewport.com.au](mailto:jmcdonall@ljhnewport.com.au)

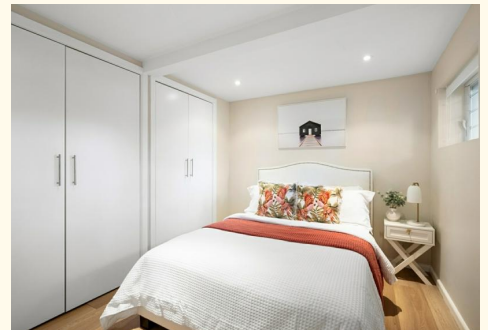
#### Elizabeth Charlton 0457 177 060

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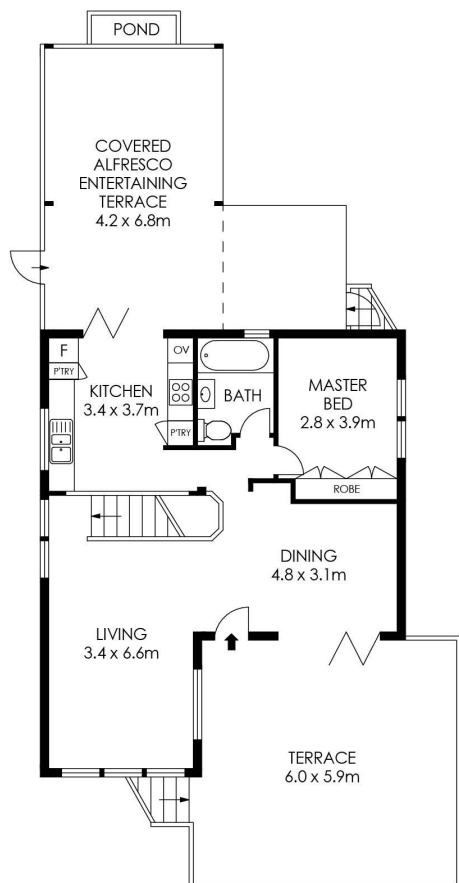
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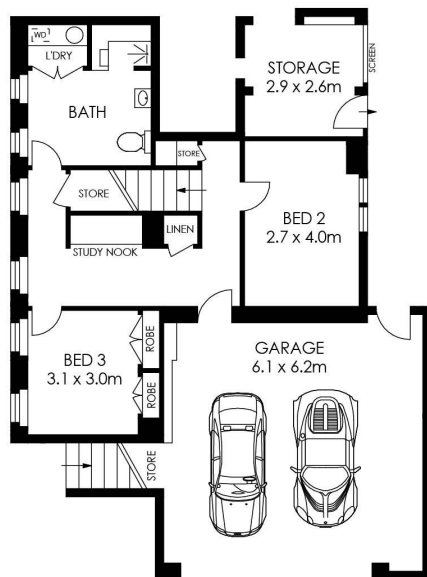
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ENTRY LEVEL



LOWER LEVEL

APPROX. INTERNAL AREA = 167 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 74 m<sup>2</sup>  
 TOTAL = 241 m<sup>2</sup>  
 LAND SIZE = 486.9 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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