






91 Grandview Drive, Newport

## Move Straight In and Enjoy The Vistas - Embrace an Exceptional Newport Beach Lifestyle

Perfectly positioned with a sunny north easterly aspect and within one of the northern beaches' most sought after coastal pockets. This beautifully presented double storey residence captures breathtaking panoramic views to the horizon and stretching across the ocean to iconic Newport Reef. Designed to embrace its magnificent setting, the home offers effortless comfort, style, and practicality, complete with easy direct access and abundant off-street parking; a rare advantage in this tightly held location.

From the wrap-around covered entertaining terrace, enjoy checking the surf while taking in the ever-changing blues of the ocean framed by lush greenery, sea breezes, and an exceptional sense of privacy.

A striking contemporary palette, warm timber floors and refined coastal finishes create an immediate sense of relaxed luxury. Expansive bi-fold doors seamlessly connect the interiors with the outdoors, inviting natural light, fresh ocean air, and the spectacular coastal backdrop into everyday living.

4  2  6 

### FOR SALE

Beautiful + Spacious | Captivating Ocean Views

### VIEW

Sat 16th May @ 10:00AM - 10:30AM

### AGENTS

Josephine Cowling  
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Kylie Segedin  
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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

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 **LJ Hooker**

The designer kitchen is beautifully appointed and perfectly positioned to capture the stunning outlook, while additional balconies provide multiple spaces to relax and enjoy the coastal views from different aspects of the home.

All bedrooms are generously sized and feature walk-in or built-in robes, offering excellent accommodation and storage throughout. The luxurious master retreat is a private sanctuary with a stunning full bathroom, while the second bathroom is a spacious and stylish family bathroom.

Thoughtfully configured for flexible living, the home allows for comfortable single level living, while the lower level provides ideal separation for family, teenagers, guests, or extended stays.

An oversized double garage further enhances the home, complemented by the additional off-street parking and ease of access so rarely found in this coveted setting.

Immaculately presented, air conditioned and conveniently move in ready, there is nothing to spend; simply move in and enjoy the beaches lifestyle on offer. Located within minutes from Newport Village, cafes, restaurants, schools, transport, and some of the Sydney's most remarkable scenic coastline ... this is a home that delivers privacy, convenience, and spectacular coastal living in equal measure.

#### Disclaimer:

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## MORE DETAILS

Property ID	2WRQF6K
Property Type	House
Land Area	524.8 m2
Including	Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage

### Josephine Cowling 0419 430 766

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

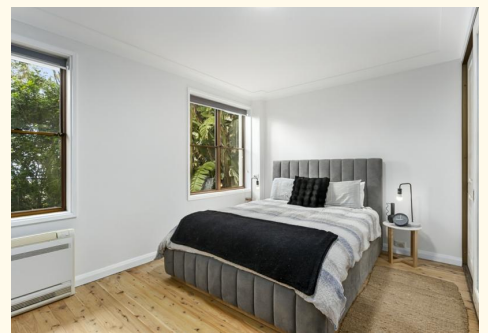
### Kylie Segedin 0417 744 317

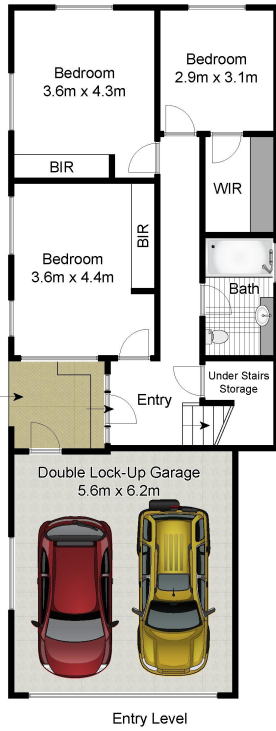
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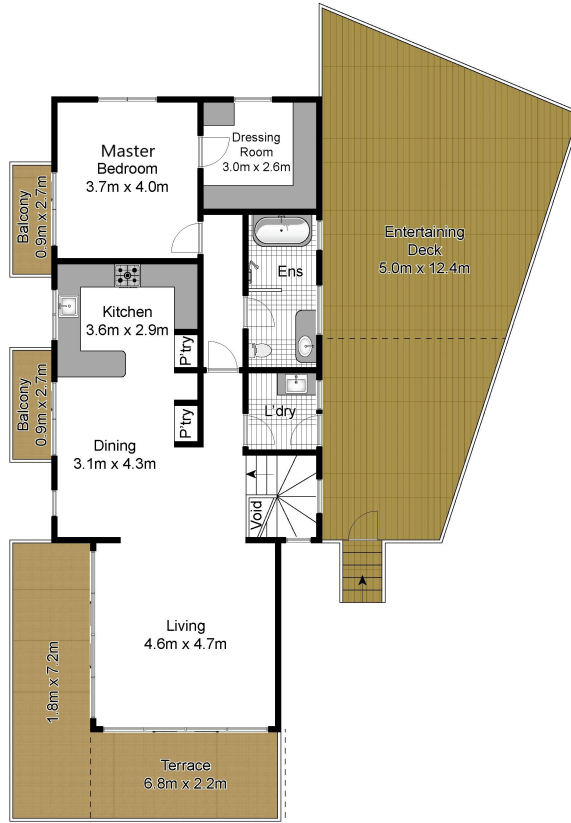
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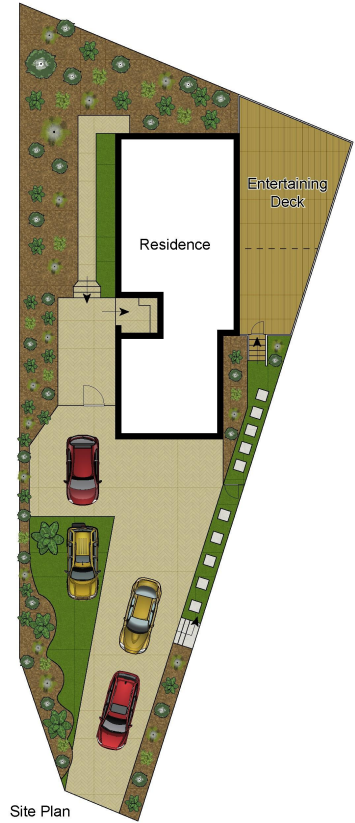




Entry Level



Upper Level



Site Plan

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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