



13/40-44 Foamcrest Avenue, Newport

## Original North Facing Retreat 200m To Newport Beach

Built when size and quality mattered, this 94.8 sqm internally blank canvass, beachside apartment awaits a creative vision to transform and capitalise in this prized pocket. A level stroll to the sand and surf. Its oversized interior proportions reveal a perfect floor plan, enhanced by an optimal northerly aspect, windows on three sides and a full-length covered balcony. Its elevated position ensures peace and privacy, taking in lovely coastal breezes and green leafy outlooks at every turn. Tucked away behind Newport Village footsteps to trendy cafes, dining, boutiques, shops and city buses.

- Security intercom entry via Coles Parade, live/rent out while making future plans
- Free flowing open plan living/dining connects to a full-length northerly balcony
- Separate gas kitchen with walk-in pantry, servery and adjoining laundry
- Two well-placed bedrooms with built-ins, full bathroom, ample storage
- Single garage with mezzanine storage space, solid double brick building
- Sought-after lifestyle setting with strong rental demand for investors

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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0402 740 085  
jmcdonall@ljhnewport.com.au

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### AGENCY

LJ Hooker Newport  
(02) 9979 1111

 **LJ Hooker**

Water rates: \$147.00 per quarter  
Strata Levy: \$1053.00 per quarter  
Council rates: \$339.50 per quarter

For more information contact:  
Cherie Sevenoaks 0414 400 689 [csevenoaks.newport@ljh.com.au](mailto:csevenoaks.newport@ljh.com.au)

**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	1B2XG5W
Property Type	Unit
House Size	110.6 m2
Including	Intercom Balcony Built-in-Robes Carpeted Close to Shops Close to Transport

**Jake McDonall 0402 740 085**

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

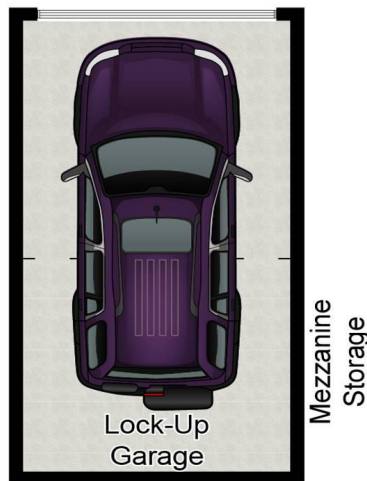
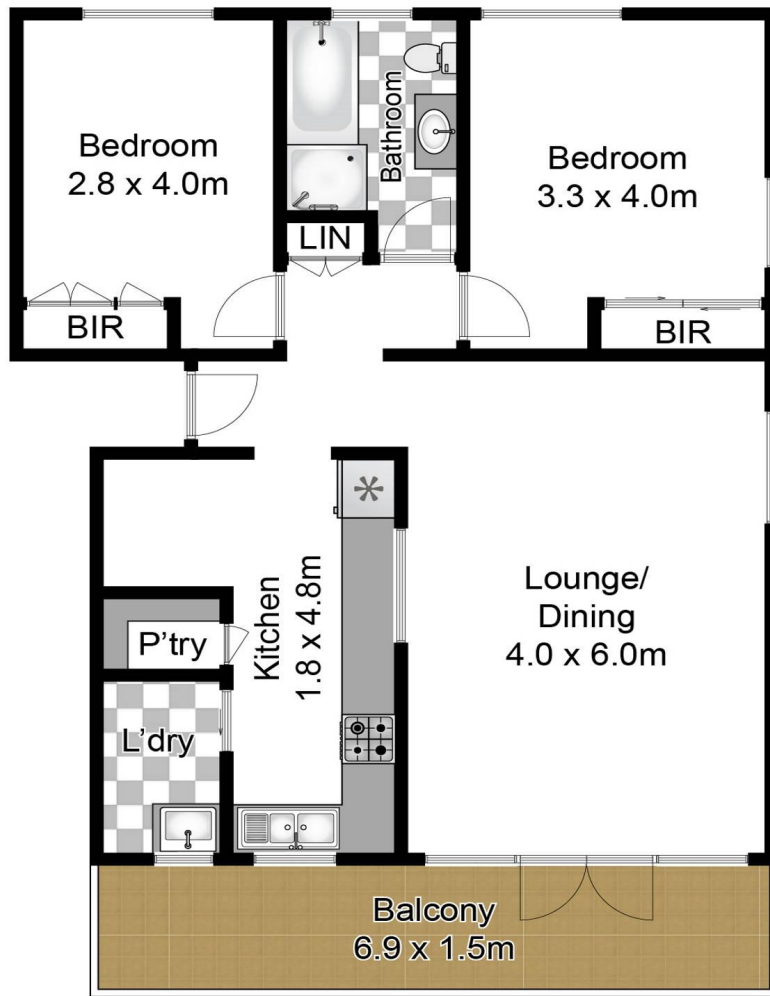
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(Not In Position)



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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