

## Newport, 3/12 Queens Parade

Exclusive Preview 9.30am This Saturday

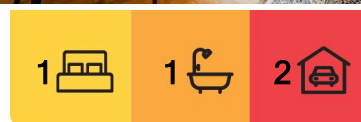
Tucked away in a quiet yet ultra-convenient location near vibrant cafés and public transport, this over sized one-bedroom apartment offers a rare blend of space, style, and functionality. Set within a small boutique complex of 4, this apartment will excite a variety of buyers, especially anyone who has a keen eye for an exceptional investment.

- \* Tranquil yet convenient location, only a short stroll to shores of Pittwater
- \* Extra large one bedroom (125sqm total) apartment in a small brick and tile complex
- \* Beautifully renovated gas kitchen with stone bench tops and high quality appliances
- \* Spacious & light filled lounge and dining room with East facing balcony for morning sun
- \* Large additional west facing entertainment terrace, ideal for watching the sunset
- \* King sized bedroom with excellent robing
- \* Practically unmatched parking and storage with two side by side single lock up garages

In over 20 years of selling, this is the best one bedroom apartment we have had the



**Disclaimer:** 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.



**For Sale**  
Off-Market Opportunity

**View**  
Sat 3rd May @ 9:30AM - 10:00AM

**Contact**  
**Ryan Petrie**  
0403 988 123  
rpetrie@ljhm.com.au

**LJ Hooker Mona Vale**  
(02) 9979 8000

pleasure to bring to the market, don't miss out.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale 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 About this Property

Property ID	2W34F6K
Property Type	Unit

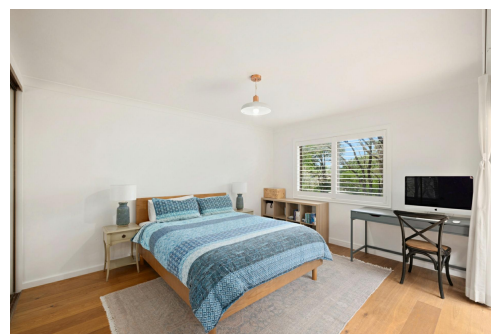
**Ryan Petrie 0403 988 123**

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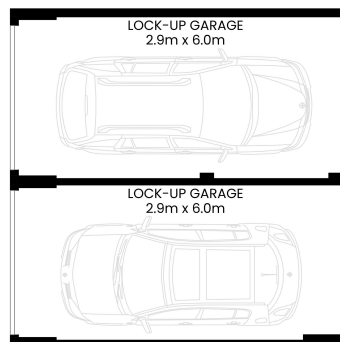
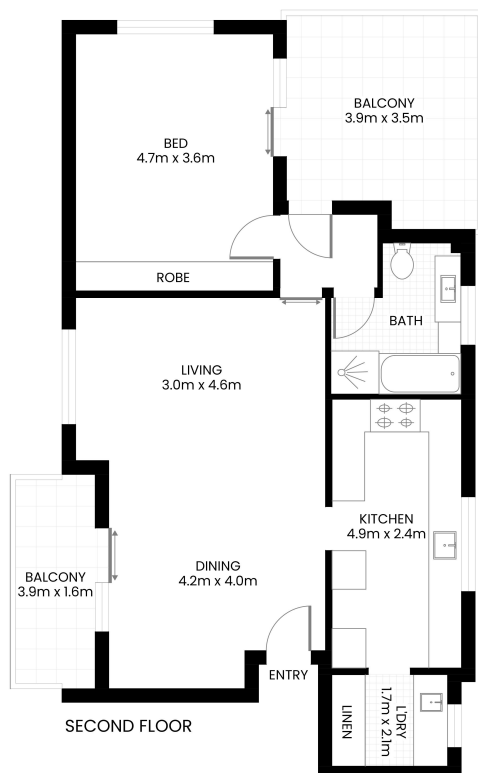


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# Newport 3/12 Queens Parade West



LOWER GROUND FLOOR

INTERNAL AREA 72m<sup>2</sup> APPROX.  
BALCONY AREA 18m<sup>2</sup> APPROX.  
PARKING & STORAGE AREA 35m<sup>2</sup> APPROX.  
TOTAL AREA 125m<sup>2</sup> APPROX.



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



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