



4/35-37 Ocean Avenue, Newport

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## Spacious Single Level Living - Contemporary Style - Huge Courtyard

Auction Location: On Site

Downsizers delight! Stylish with contemporary elegance, this oversize single level apartment embraces it's 'walk to the beach' position with a chic coastal style. Cleverly designed to maximise space with expansive open plan living, high ceilings, down-lighting, luxe fixtures and a vast courtyard ideal for alfresco entertaining. Sought after and charmingly presented single level ground floor unit in a prestige security complex of only eight owner occupied apartments, with lift access and positioned 200m to Coles Supermarket and Newport Village shopping; and just 290m to be on the sand of Newport Beach.

- Light-filled and oversize the simply huge open plan living, dining and kitchen flow to a sizeable courtyard/terrace with private gate entry
- Modern style kitchen with stone benches, European appliances, loads of cupboard space, breakfast bar and plantation shutters that open-up to the conservatory or second bedroom
- Master bedroom with carpet, built-in robe, plantation shutters and sliding doors with direct access to the courtyard

**FOR SALE**  
SOLD BY AUCTION

### AGENTS

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### AGENCY

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- Second bedroom with a built-in, timber style flooring and plantation shutters; or utilise as a conservatory, home office or studio with its own terrace
- Spacious bathroom with huge shower, stone vanity, toilet and tiled floors
- Handy internal 'New York' style laundry with dryer and wash basin
- Loads of natural light with additional features including ducted air conditioning, underfloor heating in bathroom and second bedroom, plantation shutters, instantaneous hot water system and intercom
- Secure parking for three cars tandemly, with an end position and room for storage
- Boutique security complex of eight apartments with sandstone features, lush gardens and immaculately maintained
- Strata Rates \$1,051.96 p/qtr / Council Rates \$1,844.35 p/a / Water Rates \$204.13 p/qtr + usage
- Total Size 193sqm - Internal 78sqm; Courtyard1 40sqm; Courtyard2 32sqm; Car Space 43sqm

It's all about lifestyle and convenience with a short walk to the golden sands and surf of beautiful Newport Beach, city transport, Newport Village shopping, local restaurants and cafes. Close to The Newport, Pittwater, sports and recreational facilities, schools and all the vibe that beachside living has to offer...

**Disclaimer:**

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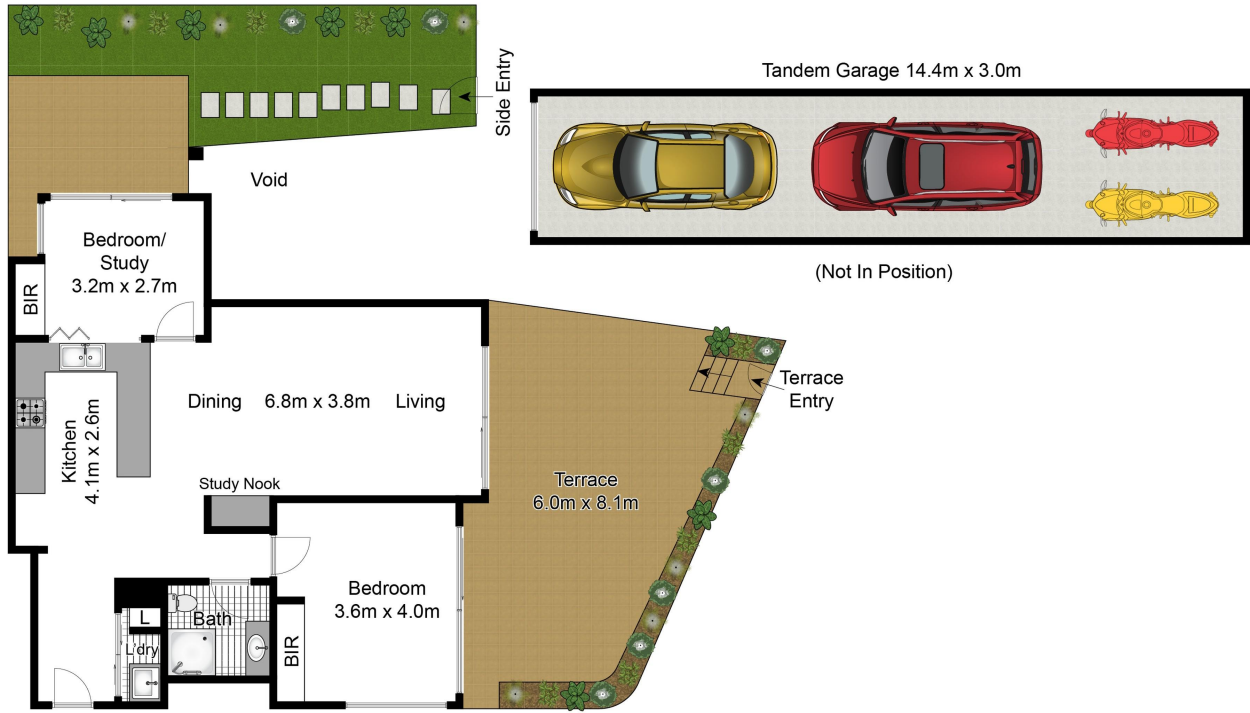
**MORE DETAILS**

Property ID	2WD6F6K
Property Type	Unit
House Size	193 m2
Including	Air Conditioning Intercom Courtyard Dishwasher Built-in-Robes Secure Parking

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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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