



4/35-37 Ocean Avenue, Newport

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

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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AUCTION

Sat 8th Nov @ 1:30PM

VIEW

Wed 15th Oct @ 12:00PM - 12:30PM

AGENTS

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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:

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 DETAILS

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

Kylie Segedin 0417 744 317

Licensed Real Estate Agent | ksegedin@ljhmv.com.au

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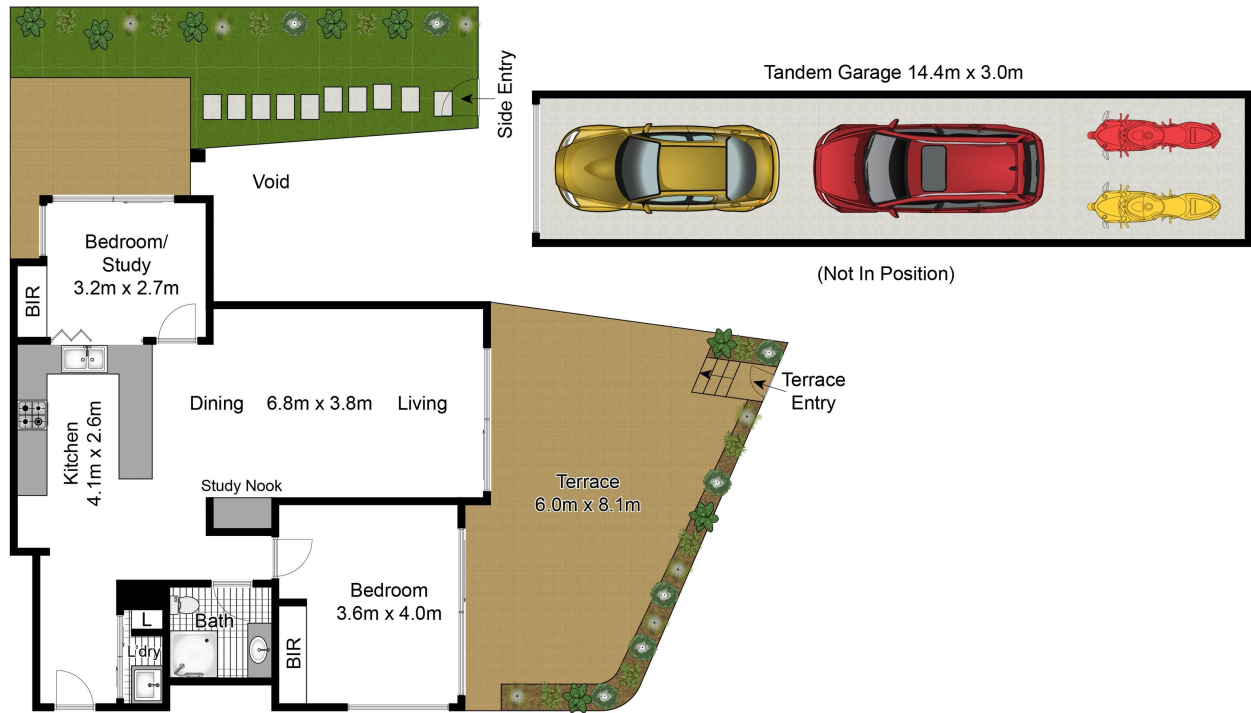
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Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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