



# 8/377 Barrenjoey Road, Newport

|                     |                                                                                                                          |
|---------------------|--------------------------------------------------------------------------------------------------------------------------|
| Auction             | 20 <sup>th</sup> October 2025 @ 5:00pm   Onsite                                                                          |
| Stats               | 3 Beds   2 Bath   2 Car   Storage Cage                                                                                   |
| Size on Title       | 251 sqm                                                                                                                  |
| Ownership Status    | Vacant Possession                                                                                                        |
| Age of Property     | 2010 approx.                                                                                                             |
| No. of Apartments   | 21                                                                                                                       |
| Apartment Level     | 1                                                                                                                        |
| Lift Access         | Yes                                                                                                                      |
| Strata Manager      | Lamb & Walters                                                                                                           |
| Rates Approx.       | Council Rates: \$461 pq    Water Rates: \$173 pq                                                                         |
| Strata              | Strata Levies: \$3600 pq                                                                                                 |
| Heating / Cooling   | Ducted air conditioning                                                                                                  |
| Cooking Facility    | Miele kitchen appliances                                                                                                 |
| Pet Friendly        | Yes   Strata approval required                                                                                           |
| Location            | 10m approx. to Newport Shopping Village<br>100m approx. to Newport Beach                                                 |
| School Catchments   | Newport Public School<br>Barrenjoey High School                                                                          |
| Parking Situation   | Double lock up garage                                                                                                    |
| Additional Features | Internal covered courtyard with garden, Weather-smart automated pergola, Double glazed windows and doors, Alarm system,  |
| Contact             | Kelly Mulvihill   kellymulvihill@mcgrath.com.au   0435 177 153<br>Nathan Ford   nathanford@mcgrath.com.au   0404 696 133 |

\*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate.

# McGrath