



# 3/77 Beaconsfield Street, Newport

## Property Information

For Sale	Auction - Tuesday 26 <sup>th</sup> May at 4:30pm		
Stats	4 Beds   2 Baths   2 Cars		
Total size	214 sqm approx		
Location	Prime waterfront setting walking distance to the bus stop, The Newport, Local shops, chemist and Newport village conveniently close by.		
Build	Brick Construction		
Rates	Council: \$513 pq	Water: \$202 pq	Strata: \$1.800 pq
Parking	Double garage with large storage room		
Contact	Kelly Mulvihill   0435 177 153   <a href="mailto:kellymulvihill@mcgrath.com.au">kellymulvihill@mcgrath.com.au</a> Nathan Ford   0435 177 153   <a href="mailto:nathanford@mcgrath.com.au">nathanford@mcgrath.com.au</a>		

# McGrath

# Internal Features

- Stunning entire top floor apartment with spectacular Pittwater backdrop
- Heated flooring and heated towel racks in ensuite and main bathroom
- Oak flooring throughout
- Security building of only 3
- Custom built-in cabinetry in living area with built-in wine bar
- Kitchen Features custom-designed joinery, marble benches, V-ZUG cooktop, integrated Sub-Zero fridge, Miele oven and 2 Miele dishwashers, Zip 3 in one, integrated bar and wine fridges
- Plantation shutters
- Beautifully finished bathrooms throughout with, heated floors, handmade tiles, marble benchtops, Heated Towels Rails, Astra Walker tapware
- Guest powder room, heated floor
- Lavish master with ensuite and walk-in robe; opens to terrace
- Additional bedrooms with built-in wardrobes and plantation shutters
- Escea gas fireplace
- Internal laundry with Miele washing machine and Dryer
- Ducted/zoned climate control
- Seamless, open design offers two distinct living zones

# External Features

- Double garage, large storage room
- Bus stop 2 minutes walk
- Local shops, chemist and post office across the road
- Deep-waterfront position includes private jetty with dedicated berth
- Wide, full-length terrace overlooking communal lawn



We believe information contained in this brochure is accurate, however interested parties should rely upon their own enquiries.