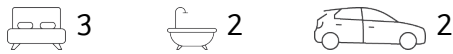




Luxurious Townhouse Moments To
Newport Beach



9/45-53 Ocean Avenue, Newport

For Sale: \$2,750,000 - \$2,850,000

Experience the epitome of luxurious beachside living, with this spacious townhouse quietly nestled at the back of the complex, positioned within the heart of Newport Village. Ideal for those who love to entertain, this property features an open plan ground level with stylish and light filled interiors throughout, a spacious gas kitchen and island bench compliments a beautiful living space which seamlessly integrates with an oversized courtyard, boasting an array of tropical plants, a covered cabana area and well-manicured lawns, giving the perfect private oasis feel. Upstairs consists of three generously sized bedrooms, all with built-in robes and ceiling fans, the master also enjoying an ensuite, plus a stylish main bathroom with a separate bath and shower. Homeowners can also enjoy the convenience of two secure parking spaces on the lower level, plus under stair storage and an additional storage cage. With Newport Village just one street over, homeowners can enjoy the convenience of an array of shops, cafes, restaurants and Newport Beach being only just moments away.

- Private courtyard upon entrance, leading into a spacious foyer area
- Light filled open plan living and dining area with a gas fireplace
- Oversized gas kitchen with island bench, stainless steel appliances and ample storage
- Enormous courtyard surrounded by tropical greenery, low maintenance lawn

Property ID:	L27315846
Property Type:	Townhouse
Building / Floor Area:	337
Garages:	2

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- Three generously sized bedrooms, all with BIR and ceiling fans, master with ensuite
- Light filled main bathroom with both shower and bath, additional powder room on lower level, internal laundry room, reverse cycle A/C and plantation shutters upstairs
- Security, underground garaging for one car, plus an additional car space and storage

Rates:

Council – \$424.57 per quarter approx.

Strata – \$1,570 per quarter approx.

Water – \$169.03 per quarter approx.

Disclaimer: All information contained in this advertisement has either been provided to us by a third-party, or otherwise and we have no reason to doubt it's accuracy but do not take any responsibility for it. All interested parties should rely upon their own inquiries as to whether this information is accurate.