

54 Crescent Road Newport, NSW

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### Tropical oasis found on large block

Privately nestled on large 758sqm (approx.) parcel of tropical grounds in an enchanting leafy setting, this two-storey home is ideal for a growing family to move in or update and build your dream home. Offering plenty of options for expansion and to capitalise on the great size block and create a granny flat (STCA). Its rear to north aspect bathes the interiors with abundant natural light throughout the day, while front and rear entertaining areas provide a wonderful indoor/outdoor lifestyle. Close to Crescent Reserve, Pittwater and beaches, it presents numerous options to astute buyers or investors alike.

**Price:** SOLD  
**Council Rates:** \$502.00 p/q  
**Water Rates:** \$179.00 p/q



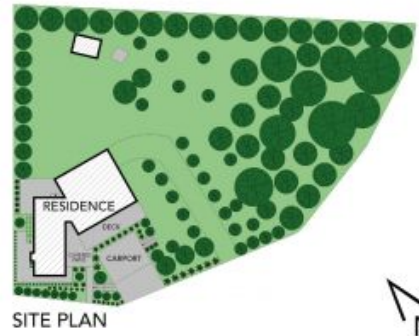
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The site plan and floor plan are not to scale, measurements are indicative and in meters. Robes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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GROUND LEVEL



LOWER GROUND LEVEL

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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