



FOR SALE

THIS IMPECCABLE SEASIDE HOME IS IN A CLASS OF ITS OWN!

If you're looking for a sea change then your new beach lifestyle awaits you in a quiet cul-de-sac in Newport.

- Situated on a massive 921m2 of land with the waterfront approximately 150 metres from your front door
- Completely refurbished throughout
- Large entertainment area with high ceilings
- Fully insulated (batts in walls and ceiling)
- Ducted air-conditioning throughout
- 23 Solar panels (5,200 watts) No power bills!
- 3 minutes to boat ramps

You will be fascinated with the magical backyard which offers you:

- Raised vegetable garden beds
- 14 fruit trees
- 3 water tanks (14,000 litres)
- Chicken coup and bird aviary
- Greenhouse
- Large shed with cold room panels (6x3.3)
- Garden shed (2x1.5)

Inspection by appointment only

3 BED | 2 BATH | 2 CAR

PRICE:

Offers over \$990,000

OPEN FOR INSPECTION:

N/A



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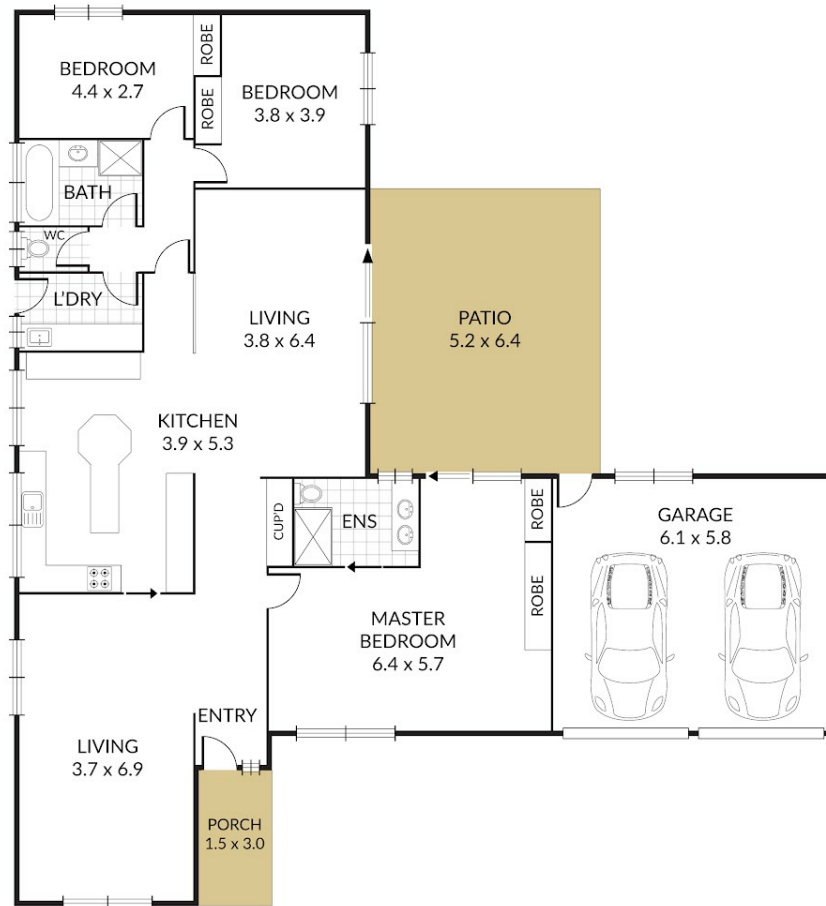
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Internal 191m² External 38m² Total 229m²

12 Valiant Court, **Newport**



3 x 2 x 2 x



 REAL
PROPERTY
PHOTOGRAPHY

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.