

Hamptons

INTERNATIONAL



129 45th St, Newport Beach, CA 92663

5 🏠 4 🚗

£2,730,000

(\$3,495,000)

Property details



Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Cooling: Wall Unit A/C**
- **Water: City Water**

Attributes

 **Garage**

129 45th St, Newport Beach, CA 92663

5  4 

£2,730,000
(\$3,495,000)

Description

Discover the ultimate in coastal living with this extraordinary duplex, just 10 houses from the sand. Situated in the heart of the peninsula, this rare gem blends flexibility, charm, and opportunity. Whether you're seeking a family retreat, an investment property, or both, this home offers short-term rental permits already in place and countless options for modern beachside living. The front unit features 2 bedrooms and 1 bathroom, highlighted by high-beam ceilings, stylish finishes, and a charming fireplace in the living room. The entryway opens to a bright and airy living space that seamlessly connects to a well-equipped kitchen, a cozy dining area, and a generously sized patio-perfect for enjoying the ocean breeze or hosting friends and family. The back unit exudes beachside charm and versatility with 3 bedrooms and 3 bathrooms. Its open-concept kitchen flows effortlessly into the dining area and living room, complete with a fireplace. Additionally, the primary bedroom offers its own fireplace and direct access to a private balcony, creating a cozy retreat within this spacious unit. Both units offer direct access to a 2-car enclosed garage, conveniently backing to an alley, and each unit includes in-home laundry facilities for ultimate ease of living. Recent updates include a new roof completed in Spring 2024, ensuring peace of mind for years to come. Flexibility is at the heart of this property, offering multiple living and income opportunities: live in one unit and host visitors or family, live in one and rent the other, or maximize income potential with two short-term rentals already permitted and ready to go. The Pro-Forma prepared by Tower 17 Properties projects 2025 revenue of \$242,283.42, showcasing its outstanding income potential. This duplex delivers modern comfort and timeless coastal allure. Don't miss your chance to own a piece of paradise-just moments from the sandy shores and minutes from the vibrant energy of the peninsula.

























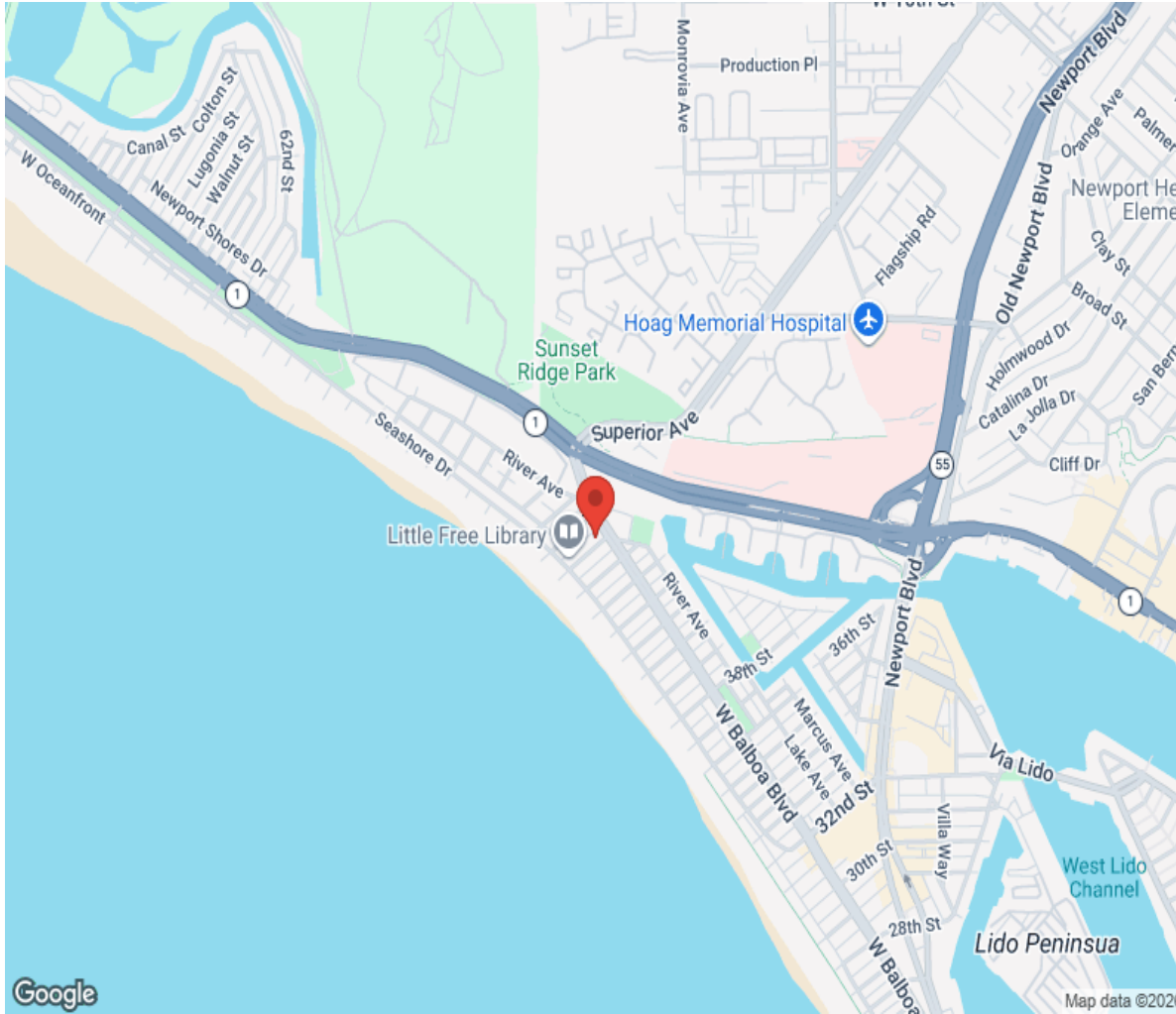








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com