

**1/43 Church Street, Mayfield, NSW 2304**

mavis.

**Townhouse For Sale**

Friday, 3 May 2024

1/43 Church Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 233 m2**

**Type: Townhouse**



Mathew Iuliano  
0422855700



Brooke Iuliano  
0468956255

## Auction

Auction Location: On Site Backdropped by the gorgeous leafy gardens of the Bella Vista Mansion and capturing a prized northerly aspect, this freestanding townhouse, in a boutique collection of just three, is primed for the lifestyle enthusiast wanting maximum enjoyment with minimal fuss. Kick back and relax in contemporary style with house-size proportions and direct access to the pet-friendly gardens that you don't have to maintain. The heart of the open plan living space is a stunning kitchen, boasting a suite of Miele appliances and ample preparation space, as well as a breakfast bar or study desk – the choice is yours. Throw open the sliding doors and enjoy your morning coffee or host guests on the north facing alfresco area overlooking the gated garden sanctuary. Upstairs, a cosy sitting room anchors three robed bedrooms, master with walk-in robe and ensuite, as well as a luxurious main bathroom. From the sleek engineered timber floors to the ducted air-conditioning and designer lighting, every detail has been meticulously crafted to perfection. With two dedicated parking spaces, this home seamlessly blends comfort and relaxation, offering a truly idyllic retreat. Love the family feel of this handy location with San Clemente High School and St Columban's Primary as near neighbours. Wander down to Mayfield shopping hub on Maitland Road for all your daily essentials, a choice of cafes, and a thriving pub scene. With convenient access to major roads and excellent transport options, you'll find yourself 10 minutes away from the bustling city centre, harbour and beaches.

- Freestanding townhouse completed 2022 in the grounds of the historic Bella Vista Mansion, built in 1919 for the BHP manager and his family - Single garage with new epoxy floor and internal access plus carport - Stunning kitchen with stone benches, Miele gas cooktop, integrated Miele dishwasher, microwave, and a breakfast bar - Landing sitting area/study nook anchors three robed bedrooms upstairs - Master ensuite, full-size main bathroom with back to wall bath, guest powder room - Covered alfresco area, side patio and front garden for alfresco relaxation and entertaining - Wander freely or socialise with your new neighbours in the pet-friendly Bella Vista gardens - Ducted air-conditioning in living area, split system to main bedroom - 4.5km to Newcastle Interchange, 5.5km to University of Newcastle

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.