

**108 Woodstock Street, Mayfield, NSW 2304**

**LANE CAMPOS**

**Sold House**

Tuesday, 2 April 2024

108 Woodstock Street, Mayfield, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 413 m2**

**Type: House**



Roland Campos  
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**\$885,000**

Step into a world where urban sophistication meets artistic expression. This isn't just a residence; it's a canvas of comfort and creativity. A freestanding marvel that mirrors the vibrant soul of its neighbourhood. Versatility is the cornerstone of this property, offering a plethora of possibilities to its discerning buyer. This is the place where life's moments are captured and cherished, where every update has been curated for seamless living and joyous gatherings. Retreat from the city's pace without leaving its heart, in a home that stands as a sanctuary on a generous block. Here, potential blooms like the dawn, with room to expand (STCA), to craft not just a dwelling, but a dream. This is more than a home; it's a promise of a lifetime of memories. Welcome to your forever abode. Highlights:--? Approx. 413.1m<sup>2</sup> block--? Two bedrooms - both with ceiling fans, air conditioning and built-in robes--? Light-filled lounge and dining room--? High ceilings, chair rails, decorative fireplace, leadlight details and polished floorboards--? Renovated kitchen with island bench, quality appliances and 900mm gas stove--? Large covered entertaining deck--? Family bathroom with luxe freestanding bathtub--? Separate laundry with second W.C--? Outdoor shower - perfect for after beach visits--? Established gardens with fully fenced and level rear yard Here and there:--? School catchment - Mayfield West Public School - 11min walk (750m), Callaghan College Waratah Campus - 6min drive (2.7km)--? Bull and Tourle Street Reserve - 6min walk (350m)--? Hillcrest Tennis Club - 10min walk (700m)--? Maitland Road retail and café hub - 14min walk (1km)--? Stevenson Park Playground - 21min walk (1.5km)--? Newcastle CBD & beaches - 14min drive (8.3km)--? Approx. weekly rental return - in the vicinity of \$620--? Approx. council rates per quarter - \$550--? Approx. water rates per third - \$280 (not incl. usage) Agent declares interest. For more information, please contact Roland on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.