

**11 O'Hara Street, Maryville, NSW 2293**

mavis.

**Sold House**

Friday, 1 September 2023

11 O'Hara Street, Maryville, NSW 2293

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 359 m2**

**Type: House**



Mathew Iuliano  
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Brooke Iuliano  
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**\$940,000**

**Auction Location: On Site** Nestled in the best quiet cul-de-sac in Maryville, on the cusp of Islington Park, this classic three-bedroom gem is a tranquil retreat surrounded by the buzz of the city. Originally built in the 1920s with enduring double brick construction, this home exudes an irresistible vintage allure showcasing timber floors and lofty ceilings that create an inviting ambiance. The heart of the home lies in its warm and inviting lounge room, which flows into the gas-equipped, eat-in kitchen. With some modern updates, this charming residence can transform into your personal haven, tailored to your unique taste and style. Among the most exciting opportunities is the deep backyard with mature olive and citrus trees, an uncommon find in bustling inner-city Maryville. Imagine adding an alfresco entertaining area, or a contemporary extension, expanding the living space to embrace modern living at its finest (STCA). From this quiet street you're central to everything. Stroll or ride your bike along the nearby Throsby shared path through the harbour to Honeysuckle and Nobbys Beach. Grab your morning coffee or a bite to eat from nearby Uprising Bakery, enjoy a drink or bistro meal at the refurbished Maryville Tavern or walk the dog at pet-friendly Islington Park. Beyond the home's fine features, this friendly neighbourhood radiates a sense of community, embraced by families young and old.

- Classic double brick home on north facing 359.2sqm block in quiet cul-de-sac
- Central hallway splits two classically proportioned bedrooms on entry, third bedroom off living area
- Lounge room with timber floors, air-conditioning and gas outlet for winter heating
- Eat-in kitchen with gas stove, dishwasher and back door access to yard
- Bathroom with frameless glass shower and separate w/c, external laundry
- 2km to Newcastle interchange where trains & trams will take you to the beach or Sydney
- Stroll to Maryville Tavern, Uprising Bakery, and cosmopolitan Beaumont Street
- 800m - Tighes Hill Public School, 2.6km - San Clemente High, 4km - Callaghan College

**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.