

**12/24 Crebert Street, Mayfield East, NSW 2304**

**Townhouse For Sale**

Wednesday, 17 April 2024



12/24 Crebert Street, Mayfield East, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 195 m2**

**Type: Townhouse**



George Rafty  
0412689809



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**\$640,000 - \$680,000**

This contemporary townhouse showcases an exceptional design tailored for modern living. With a spacious floorplan and meticulous maintenance both inside and out, it boasts numerous enhancements including air-con in the lounge room & both bedrooms, a paved courtyard, and lots of convenient storage. On the ground floor, you'll find a seamlessly integrated lounge and dining area adjacent to the kitchen, complemented by an additional office/sitting space near the entry, easily convertible into a 3rd bedroom. Further highlights include a spacious and bright living area, custom built-in cupboards under the stairs, and a large sliding door opening onto the outdoor space. The open-plan kitchen boasts a breakfast bar and modern stainless steel dishwasher and gas cooktop. The generous bedrooms feature built-in robes and split-cycle air conditioning, with the main boasting an ensuite bathroom, & second bedroom features a private balcony. The main bathroom offers a separate bath and dual access, conveniently serving the second bedroom as an ensuite. Additional amenities include an internal laundry on the ground floor, complete with an extra toilet and secure garage with drive-through access. Positioned in a highly sought-after suburb, it's an ideal opportunity for first-time homebuyers, just a 10-minute drive from the CBD and moments away from shopping amenities in Mayfield, it offers both convenience and accessibility.

- Contemporary 2-story townhouse designed for modern living- Spacious floorplan with meticulous maintenance- Enhancements include air-con in lounge room & bedrooms, paved courtyard, and ample storage- Ground floor features integrated lounge, dining, and kitchen area- Additional office/sitting space convertible into 3rd bedroom- Bedrooms with built-in robes and split-cycle air conditioning- Main bedroom with ensuite, second bedroom with private balcony- Convenient location near CBD and shopping amenities in Mayfield- Currently leased until 7/8/24 for \$520 per week- Strata Levies are approx \$2140 per year- Council rates are approx \$1560 per year- Water rates are approx \$855 per year

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