

**12 Victoria Street, Mayfield, NSW, 2304**

**Raine&Horne.**

**Sold House**

Sunday, 16 April 2023

12 Victoria Street, Mayfield, NSW, 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Tony Tolazzi

## Timeless Appeal - Lasting Quality

This enticing charismatically styled Californian Bungalow is brimming with original character features and set on a near level, generous block in a convenient, walk-to-everything location.

Introducing the home is the cosy front verandah, with entry hallway leading to 1 large bedroom and a spacious living room with working gas fireplace, secondary hallway leads to bathroom and main bedroom with built-in. Formal dining/potential 3rd bedroom with original non-working fireplace.

Overlooking the intimate rear garden is a well-spaced kitchen/meals area with freestanding gas oven & cooktop. Separate laundry room off kitchen/meals area with walk in linen and 2nd W.C.

The home embraces an eastern aspect on a popular street in a sought-after position, where its location promotes an active lifestyle, whilst just a short walk from Mayfield shopping village, schools and transport are nearby.

- Graced with exceptional period features including high ornate decorative ceilings & frieze in lounge and hallway
- Features polished floorboards, coloured leadlight glass in entry door and fanlight, original dado panels in hallway, lounge and dining rooms
- Remarkably private backyard, with covered rear verandah overlooking sculptured gardens and freestanding shed/studio

\* Pre purchase building & pest reports available upon inspection.