

131 Maitland Road, Mayfield, NSW 2304

Block Of Units For Sale

Wednesday, 7 February 2024

CENTURY 21.
Novocastrian

131 Maitland Road, Mayfield, NSW 2304

Bedrooms: 2

Bathrooms: 1

Area: 189 m2

Type: Block Of Units



Casey Healey
0425257003

AUCTION Price Guide \$740,000

Nestled in a prime location, this property combines residential and commercial spaces, offering a truly unique investment opportunity. Retail Ground Floor:- Currently leased until 31/08/2026 with a further 3-year option- Rental income of \$33,000 + GST with annual CPI increase, providing stability and growth- Boasting a generous 125m² of prime retail space- Prime street frontage for high visibility - Unique rear access for ease of use without disrupting retail operations- Remarkably, this shop has been leased to the same tenant for the past 20 years, underlining its attractiveness as an investment. Residential Upstairs:- Secure lease in place until 22/01/2025, generating \$18,200.00 per annum- Featuring a spacious master bedroom and a second bedroom with a built-in robe- Enjoy open-plan living and dining areas that maximise space and comfort- Embrace outdoor living with a generous courtyard featuring an upper viewing platform- Benefit from an 18m² secure storeroom for added convenience- Separate entrance for residential and commercial. Outgoings:- Council rates: Approximately \$3,618 per annum- Water rates: Approximately \$1,251 per annum Location: Centrally located in the heart of vibrant Mayfield, this property benefits from a thriving community and excellent foot traffic. Mayfield is celebrated for its trendy cafes, boutique shops, regeneration as a new and exciting suburb and cultural diversity, making it a highly desirable investment destination. Furthermore, it's just a short 10-minute drive to the thriving hub of Newcastle CBD and less than 30 minutes to the M1 motorway for added accessibility. Inspection via private appointment. Don't miss your chance to be part of the flourishing Mayfield property market – inquire now and seize this exceptional investment opportunity! Zoning: Zone E1 Local Centre Land Area: 189.7sqm approx Council: Newcastle IMPORTANT INFORMATION ABOUT AUCTIONS – We welcome you to bid on-site or on-line. All registrations need to be completed prior to the auction and require approval. Please allow sufficient time for the registration process. Register via this link.. <https://buy.realtair.com/properties/121776> Call 02 4943 6333 if you require assistance. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.