

# 14 Thornton Avenue, Mayfield West, NSW 2304

## House For Sale

Friday, 15 March 2024

14 Thornton Avenue, Mayfield West, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 493 m2**

**Type: House**



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## Selling \$820,000 - \$890,000

Tucked away in a tranquil, leafy street adorned with handsome well-kept homes, this inviting residence is waiting to welcome first home buyers, those growing a family, or couples seeking an idyllic downsizers retreat. The current owners have lovingly renovated this charming home to a high specification, ensuring meticulous attention to detail in every aspect. Inside, oversized windows infuse the home with natural light, expanding the sense of space, and accentuating the timeless cornices and character timber flooring. The free-flowing layout seamlessly connects a well-proportioned lounge, a spacious dining area, and a custom kitchen boasting premium appliances and a bespoke timber mobile island bench, adding both function and style. When it's time to entertain, wheel this gorgeous piece to the side to open up the space and create an instant bar, while you dial the lights down low to set the mood. From here, guests can spill out onto the expansive covered deck and level lawn, which, thanks to its tall fences, screening, and privacy planting, forms the perfect oasis for entertaining, enjoying a north-east aspect and cooling breezes. Adding to entertainment central is the single garage with built-in shelving and benchspace, which doubles as a man cave with wide-screen TV, kitchen sink and adjoining third loo. With these features in place, this zone sets the stage for unforgettable summer barbecues and lazy afternoons spent soaking up the sun. Each of the two spacious bedrooms boasts fitted built-in wardrobes with ample drawers and hanging space. Nestled between them, the exquisitely appointed bathroom mirrors the elegance of the kitchen. It features a full bath, a shower with dual showerheads, and is graced by matte black fixtures and floor-to-ceiling subway tiles. Additionally, a fitted laundry is included, with a convenient second powder room nearby. This address is close to the Uni, Warabrook Station, and Warabrook Shopping Centre, with its Woolies, pharmacy, and other amenities on offer. A choice of schooling options includes Mayfield West Public School, Hunter Christian School, and Corpus Christi Primary nearby. Also in easy proximity is Stevenson Park and Playground, with soccer and baseball fields for active kids. For recreation and entertainment, Mayfield West Bowlo and Bistro is just around the corner, and from here, it's also a seamless commute to the CBD, Sydney, or the Valley. For diverse buyers seeking elegance, convenience and seclusion, this property should definitely be on your list. Come and inspect today!

Features include:- Meticulously renovated home showcasing light-filled spacious interior and timeless appeal.- Generously proportioned open plan layout includes a lounge, with air-conditioner and gas bayonet, and a spacious dining. - A sleek custom kitchen including premium Smeg 600mm freestanding oven with 6 burners, a Bosch dishwasher, double pantry, unique industrial pendant lights and for the pièce de résistance, a custom mobile island bench with open shelving.- Two comfortable bedrooms, each featuring built-in wardrobes with drawers and hanging space.- Stylishly renovated bathroom with a separate bath, dual showerheads, and a spacious wall-mounted vanity with soft-close drawers. These are complemented by elegant tile choices and matte black fixtures. - A spacious laundry providing ample storage, alongside a second powder room for convenience.- An expansive covered alfresco deck, a private fully-fenced rear yard, as well as a charming front porch, lush lawns, and flourishing gardens.- Single garage doubling as a man cave with fitted workbench and storage, wide-screen TV and handy third loo. There's also ample space for off-street parking.- Close to amenities, schools, and recreational facilities, as well as offering a seamless commute.

Outgoings: Water rates: \$908.22 approx per annum Council rates: \$2,132 approx per annum

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