

15/65 Downie Street, Maryville, NSW 2293

Townhouse For Sale

Thursday, 13 June 2024



15/65 Downie Street, Maryville, NSW 2293

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Casey Healey
0425257003



Cameron Davis
0450315462

AUCTION Price Guide \$1,500,000

This contemporary and spacious townhouse presents a rare opportunity to own a designer home in Maryville, situated right on Throsby Creek. Enjoy stunning sunsets from the balcony overlooking the water or entertain guests in the private courtyard. This home provides a perfect perfectly balanced lifestyle where leisure, convenience, and community combine. The lower level features a modern open-plan kitchen and dining area, complete with quality appliances and large glass doors opening onto the courtyard, blending indoor and outdoor living. For added convenience, this level also includes the laundry and a guest powder room. Across the courtyard, a double garage provides space for two cars and additional storage. Steps lead to the spacious living room that extends to the balcony via glass sliding doors. This elevated living area offers plenty of light with water and leafy views. On the upper level, the property boasts a master bedroom overlooking the water complete with ensuite and triple door built in robe. There are two more good-size bedrooms with built-ins and the main bathroom. Both the bathroom and the ensuite impress with floor-to-ceiling tiles, frameless shower screens, concealed cisterns, and chic vanities. Located along the Throsby Creek foreshore, this property invites an active lifestyle with opportunities for paddling, kayaking, and fishing. Embrace the ease of inner-city living with direct access to riverside walks, Islington Park and cycling routes that extend to Nobbys Beach via the harbour foreshore and Honeysuckle. This property is not just a place to live; it's a lifestyle choice for those seeking the ideal blend of contemporary design, functional living spaces, and active urban engagement.

Internally Living space - 132m²
Paved Courtyard - 32m²
Front Deck - 13m²
Double Garage - 36m²
Total - 213m²
Zoning: R2 Low Density Residential
Council: Newcastle City Council
Land Rates: \$1802pa approx
Water Rates: \$796pa approx
Strata Levies: \$4089pa approx

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/132365> 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. Photos maybe digitally edited and include virtual furniture.