

15 Sunderland Street, Mayfield, NSW 2304

House For Sale

Wednesday, 17 January 2024

15 Sunderland Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 341 m2

Type: House



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Selling \$840,000 - \$920,000

Behind a charming white picket fence on a serene street lined with enchanting federation homes, stands a meticulously renovated classic – a character-rich Federation cottage that effortlessly caters to those who enjoy comfort blended with a touch of history. This residence not only showcases the quintessential features of its era, such as soaring ceilings adorned with intricate plasterwork, wide polished floorboards, casement windows with vintage colored glass, and an ornate cast-iron fireplace, but also seamlessly blends timeless charm with contemporary living. The home's liveability is heightened by a free-flowing open plan layout and a classic kitchen, bathroom, and laundry renovation, elevating its appeal, and ensuring this abode effortlessly meets the demands of modern life. Three classically proportioned bedrooms are thoughtfully equipped with both a fan and air conditioner, and two include built in robes. A spacious office, flooded with invigorating northern light, forms a perfect work or study from home space. Step outside to discover a covered alfresco area and a secluded backyard sanctuary, fully enclosed, creating a serene haven that allows both kids and furry friends to run about freely. The side driveway leads to a single garage, providing desirable off-street parking for your vehicles while a large garden shed stores your bikes and outdoor equipment. Just a stone's throw from the vibrant heart of Mayfield village, this location delivers an exceptional lifestyle. Whether you fancy a surf at Newcastle's iconic beaches, barrack for the Knights or Jets at the Stadium, or are looking to immerse yourself in the vibrant foodie culture and nightlife of Beaumont St, Darby St and the CBD - everything is conveniently close. Woolworths and Coles are only a short drive up the road, as is the TAFE and Aquatic Centre, and nature lovers and dog walkers will enjoy the great range of parks nearby. Families will appreciate the good schools and huge range of playing fields as well as after school sports options, and commuters will love the easy access to major arterial routes in every direction. Experience a slice of history while securing your investment in this desirable suburb. Come and inspect today!

Features include:- An idyllic cottage boasting a charming character facade, sympathetically renovated to highlight the timeless features of its era – providing a spacious yet cozy retreat from the outside world.- 3 spacious bedrooms, each equipped with fans and AC, two with built-in robes – master revealing ornate plasterwork.- Large open plan living and dining room, with AC, ceiling fan and character features including ornate plastered ceilings, decorative cast iron fireplace and casement windows with vintage coloured glass.- Timeless renovated kitchen, with thoughtful consideration given to benchspace and storage, including quality Fisher & Paykel appliances, large twin sink, Bosch dishwasher and generous built in pantry.- Large covered alfresco – the perfect spot to host a gathering or to simply sit awhile, sipping a cool beverage while you watch the kids at play in the fully fenced yard.- Stylishly renovated bathroom with striking tiles and glass enclosed shower.- Custom fitted laundry with a combination of cupboard and shelf storage - also including second toilet.- Side driveway leading to a single garage and double shed, for secure parking and storage of outdoor toys and equipment.- In a quiet street, yet handy to Mayfield Village, schools, parks and playing fields, and only a short drive to the best of Newcastle's beaches, bushland, shops, and entertainment centres.

Outgoings: Council rates: \$2,212 approx per annum Water rates: \$908.22 approx per annum

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