

**16 McMichael Street, Maryville, NSW 2293**

**LANE CAMPOS**

**Sold House**

Thursday, 12 October 2023

16 McMichael Street, Maryville, NSW 2293

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 303 m2**

**Type: House**



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## Contact agent

Auction Location: ONLINE - [buy.realtair.com](http://buy.realtair.com) With a sophisticated design, every detail of this home has been crafted to cater to both luxurious family living, and glamorous entertaining. Premium finishes and beautiful natural materials add warmth and texture to create the ultimate lifestyle sanctuary. This exquisite residence showcases two alfresco spaces that evoke a lavish resort ambiance, providing an ideal setting for both entertaining and indulgent relaxation by the pool. Set within the quiet suburb streets, enjoy the village community and convenience at your doorstep. This is one of the area's beautiful statement homes, curated for family life or entertaining.

**Highlights:**-- Four bedrooms: all with built in robes-- Oversized master suite with ensuite and powder space -- Family bathroom with luxe freestanding bath-- Upper level lounge with adjoining balcony: for quiet relaxation away from the rest of the family, or make this the dedicated level for the kids to have their own space -- Private upper terrace with built in BBQ kitchen and wine fridge: open glass stacker doors from the family sitting room for perfect in/outdoor flow-- Open plan living and dining: overlooking alfresco and pool through glass stacker doors-- Quality kitchen with stone bench tops, island bench and 900mm, six burner gas stove-- Covered alfresco, overlooking the sparkling pool. Includes built-in BBQ kitchen, wine fridge and outdoor bath. A perfect summer essential-- Quality flooring, window coverings and light fittings throughout-- Built in 2017-- Ducted air conditioning-- Single garage with remote door and internal access. Off street parking for additional vehicle

**Here and there:**-- School catchment - Tighes Hill Public School: 12min walk (950m)-- St Philip's Christian College: 9min drive (4.4km)-- TAFE NSW: 16min walk (1.3km)-- Beaumont Street café and retail precinct: 16min walk (1.2km)-- Islington Dog Off-Leash Area: 13min walk (1.1km)-- Throsby Creek Cycleway: 6min walk (500m)-- Newcastle beaches: 9min drive (4.3km)-- Honeysuckle Precinct for cafes and restaurants: 32min walk (2.6km)-- Approx. weekly rental return: in the vicinity of \$1,200-- Approx. council rates per quarter: \$700-- Approx. water rates per third: \$300 (not incl. usage)

This property will be sold via online auction on Saturday 21st October, unless sold prior. For more information, please contact Roland or Damian on 4967 6770.

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