

**18 Avon Street, Mayfield, NSW 2304**



**House For Sale**

Thursday, 13 June 2024

18 Avon Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Auction

Meticulously presented across a prime 480sqm level block this masterfully renovated residence merges spacious period design with modern designer interiors. Perfectly resting behind its distinguished fence this residence stands tall with a prominent and inviting vibrant presence. A creative reinvention reveals a masterful fusion of heritage charm and modern flair with captivating interiors of high ceilings and bespoke features throughout. While the contrasting colours make for a tasteful and endearing street appearance, it is the overall sophisticated elegance that will make you fall even more in love with this completely transformed family home. The functional floor plan flows effortlessly from the front to the back of the home presenting an exceptional primary suite, an additional two generous bedrooms, second living space, study nook and spacious open plan kitchen and living area that opens through room length doors to the alfresco entertaining deck and backyard. The large double garage perfectly blends with the aesthetic of the home and is ideally located at the rear of the block with driveway access from the street, with the additional benefit of a carport. Property will go to Auction on Saturday the 6th of July at 10:30am on-site at the property unless sold before, any prior offers will be assessed once submitted. - Independent Building & Pest Reports available - Exterior freshly painted & driveway resealed - Reverse cycle ducted A/C - Ducted gas fireplace - Polished timber floors - Plantation shutters throughout - Large spacious open plan living area with quality fittings - Second living room - Stunning gourmet kitchen featuring AEG steam and conventional oven, breakfast bar & stone bench tops - Built-in wardrobes & storage throughout - Primary suite features designer ensuite & walk-in wardrobe - Second bedroom with walk-in wardrobe - Bespoke warm & moody bathroom design - Oversized study nook - Internal laundry - High ceilings throughout - Covered alfresco entertaining deck - Manicured gardens & lawn with sophisticated designer landscaping - Double garage with powder room - Carport - Situated on a 480sqm elevated level block - Zoned for Mayfield East Public School - 14 minutes to Newcastle CBD with an array of restaurants, cafes & boutique shopping nightlife and gorgeous beaches - Close to schools, shops & public transport and amenities - 16 minutes to Westfield Kotara or 20 minute to Charlestown Square the Hunters largest shopping facilities Property is proudly marketed by Scott Ferris from One Agency Ferris Properties. Please call Scott today for all enquiries regarding this property.