

**19 Nile Street, Mayfield, NSW 2304**

**LANE CAMPOS**

**Sold House**

Tuesday, 17 October 2023

19 Nile Street, Mayfield, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 354 m2**

**Type: House**



Roland Campos  
0249676770



Damian Rafty  
0249676770

**\$810,000**

This captivating home that epitomizes elegance, comfort and modern living, offers a perfect blend of contemporary design and timeless charm. From the high ornate ceilings to the stylish updates throughout, this graceful abode boasts an inviting ambiance. Located in an ideal position, this premier address provides easy access to the suburb's village hub with plentiful cafés and retail stores, as well as nearby precincts and major transportation links. Don't miss this rare opportunity for prime city fringe lifestyle living. Highlights:--?Two bedrooms - both with robes--?Open plan living--?Relaxed sunroom with bay window seating--?Modern kitchen with quality inclusions and gas cooking--?Air conditioning and ceiling fans--?Second lounge area or study--?Renovated bathroom with under floor heating--?Secure keypad entry--?Separate laundry with second W.C--?Covered deck overlooking the easy-care garden--?Garden storage shed Here and there:--?School catchment - Mayfield East Public School - 20min walk (1.4km), Callaghan College Waratah Campus - 22min walk (1.6km)--?Maitland Road café and retail strip - 6min walk (400m)--?Dangar Park - 9min walk (650m)--?San Clemente High School - 13min walk (900m)--?St Columban's Primary School - 9min walk (600m)--?Newcastle beaches - 14min drive (6.3km)--?T.A.F.E - 15min walk (1.1km)--?Islington Park - 18min walk (1.3km)--?Approx. weekly rental return - in the vicinity of \$560--?Approx. council rates per quarter - \$555--?Approx. water rates per third - \$300 (not incl. usage) For more information, please contact Roland or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.