

**1a Southon Street, Mayfield, NSW 2304**

**Laing+Simmons**

**House For Sale**

Wednesday, 8 May 2024

1a Southon Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 481 m2**

**Type: House**



Michael Barber  
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## Preview

Enviably positioned on a corner block approximately 481m<sup>2</sup> in size stands this original brick and tile home. Appealing to buyers searching for an opportunistic blank canvas, the home is ideal for future development (STCA). The floorplan comprises of a spacious living area upon entry, three bedrooms and combined kitchen and dining area. The original bathroom is separate to the WC and laundry providing access to the backyard. Boasting side access from Southon street, there is a large shed located in the backyard, adjacent to a covered storage area and separate garden shed. The convenient location offers walking distance to Woolworths, Coles and Aldi as well as Waratah train station and various bus routes. Young families have the option of St Columban's Primary and San Clemente High School close by. - Original brick & tile home on convenient corner block position - Blank canvas opportunity to renovate or redevelop (STCA) - Sizeable block, approximately 481m<sup>2</sup> - Fantastic location within walking distance to shops, services, schools & public transport - 3 bedrooms, living area, combined kitchen & dining - Spacious bathroom, separate WC & laundry with access to yard - Flat backyard, garden shed - Large backyard, covered storage area