

# 2 Dundas Street, Mayfield, NSW 2304

## House For Sale

Thursday, 15 February 2024

2 Dundas Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 454 m2**

**Type: House**



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## Guide \$700,000 - \$770,000

Open up a world of possibilities with this tidy, original 3-bedroom character home nestled in a secluded street – beckoning with the promise of fresh beginnings and the potential to capitalise on its highly sought-after location. Sitting proudly on a generous block, this spacious residence boasts a family-sized yard, ripe for extension or the addition of a second dwelling (STCA), making it an ideal canvas for those with an eye for opportunity. If you're looking for inspiration, take a look at the surrounding streets, where similar homes have been breathed back into life, proudly showcasing the history and timelessness of this popular area. Inside, discover three generously proportioned bedrooms, including a master adorned with a ceiling fan and built-in robe, offering comfort and convenience. The lounge exudes timeless charm with soaring ornate plaster ceilings, dado panelling, stone-featured fireplace, and wide timber floorboards. Leading from here to the central hub of the home, an open-plan kitchen/dining area provides a comfortable family gathering space, adorned with dado panelling, and featuring a gas-equipped, updated kitchen. A sunroom at the rear is an added bonus – a great play space for kids, leading out onto a peaceful backyard oasis. Outside, discover a single garage, a fenced driveway, plenty of off-street parking, and even a chook pen, perfect for those seeking a taste of rural living within the comfort of suburbia. Unrenovated character homes in Mayfield are in high demand – and no wonder, with its graceful period homes on family sized blocks in such a convenient inner suburb location. From here you can explore a wide range of eateries in nearby Beaumont Street or be entertained by the increasing number of top acts at the Stadium and Entertainment Centre, both within easy reach. Treat your dog to an off leash play at nearby Islington Park or hop on your bike to explore the cycleways all the way up Honeysuckle to Nobby's beach. Closer to home are the full suite of supermarkets, along with the Aquatic Centre and adjoining parkland. Various schools and daycare centres are a leisurely stroll away, and effortless access to major arterial routes in every direction ensures a convenient commute. Comfortable and move-in ready as is, this address offers an irresistible opportunity to uncover its exciting potential. Don't miss your chance to capitalise on this highly sought-after location. Features include:- Character home on sizeable block, showcasing character features and exciting potential.- Large living room featuring an ornate plaster ceiling and dado panelling.- Open-plan kitchen/dining room with ceiling fan, also adorned with dado panelling, and featuring an updated kitchen, pantry, dishwasher, and freestanding gas stove. - Three large bedrooms, all with high ceilings – master featuring built-in robes and ceiling fan.- Bonus sun room – ideal kids play area or reading nook.- Combined bathroom/laundry with shower.- Large backyard, ripe for extension or a second dwelling (STCA). - Fenced side driveway and single garage. Plus, the added bonus of a chook pen for avid aviculturists.- Comfortable and move-in ready – yet offering exciting potential to further capitalise.- In a highly sought-after location, central to the city, shops, schools, parks and playing fields. Outgoings : Council rates - \$1,400 per annum approx.\*To find out more about this property contact Matt Thompson on 0411 737 232\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.