

**2 Southon Street, Mayfield, NSW 2304**

**LANE CAMPOS**

**Sold House**

Friday, 3 November 2023

2 Southon Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$750,000**

Placed in a quiet pocket of Mayfield, this single-level charming cottage has been updated throughout for a move-in ready experience in one of the area's most convenient locales. With its beautiful lawn frontage on a corner block, it offers plenty of potential to add even more value in the future. This property is superbly located to enjoy all that urban living has to offer. With a short stroll to local cafes, city transport options, parks, and well-regarded schools, this one is a real gem! Highlights:-- Three spacious bedrooms, one with original fireplace-- Open plan living and dining-- Light filled interiors-- Character charm: high ceilings, timber floorboards, decorative fireplace-- Updated kitchen with gas cooking-- Family bathroom with bathtub-- Separate laundry with W.C-- Split system air conditioning-- Low maintenance, corner block -- Off street parking-- Turnkey ready with scope to add your own touches Here & There:-- School catchment: Waratah Public School 21min walk (1.6km), Callaghan College Waratah Campus 13min walk (1km), Callaghan College Jesmond Senior Campus 9min drive (5.2km)-- Mayfield café and retail hub: 9min walk (750m)-- Waratah Village: 19min walk (1.4km)-- The University of Newcastle, Callaghan Campus: 8min drive (4.7km)-- Waratah Park and Playground: 9min walk (700m)-- Newcastle beaches: 12min drive (6.2km) Quick Numbers:-- Approx. weekly rental return: \$570-- Approx. council rates per quarter: \$520-- Approx. water rates per third: \$285 (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.