

20 Villiers Street, Mayfield, NSW 2304

LANE CAMPOS

House For Sale

Saturday, 2 December 2023

20 Villiers Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 404 m2

Type: House



Roland Campos
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Toby Wilson
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AUCTION

Auction Location: Online only - buy.realtair.com Contemporary interiors, a sunny north/south aspect, and a leafy setting, are all winning features of this stylish home. Beyond its picturesque façade, this residence offers an enviable urban lifestyle location, functional floor plan, and a beautiful blend of traditional charisma and today's modern comforts. Entertaining is effortless, courtesy of the excellent outdoor space, which is both private and shaded, complete with a bar for leisurely gatherings. To top this, the property includes a huge double garage plus carport with rear lane - a rare treat for Mayfield that is highly sought-after. It's perfect for those who also need to house a few 'toys' or accommodate a workshop space. This gem over delivers. Highlights:-- Fully fenced approx. 404.7m² block-- Three bedrooms: all with built-in robes-- Rear lane access to secure double garage: extra height garaging with remote access plus gated carport-- Designer inclusions: Plantation shutters, decorative high ceilings, picture and chair rails, decorative fireplace-- Large, open plan kitchen with quality appliances and 900mm gas cooking-- Dining room adjacent to the kitchen: perfect for entertaining-- Generous lounge room with period details-- Study with built-in desk flowing from lounge room -- Expansive, covered entertainers deck: includes built-in bench, downlights, overlooking manicured rear yard-- Renovated family bathroom-- Second bathroom located at the rear of home: ideal when outdoor entertaining-- Euro laundry-- Ducted air conditioning

Here and there:-- School catchment: Waratah Public School 26min walk (1.8km), Callaghan College Waratah Campus 18min walk (1.5km), Callaghan Campus Jesmond Senior Campus 10min drive (5.6km)-- Maitland Road retail and café hub: 6min walk (450m)-- Alexandria Park: 4min walk (280m)-- Mayfield Swimming Centre: 17min walk (1.3km)-- T.A.F.E: 16min walk (1.2km)-- Honeysuckle Foreshore: 13min drive (5.8km)-- Nobbys beach: 17min drive (7.4km)

The numbers:-- Approx. weekly rental return: in the vicinity of \$700 - \$750-- Approx. council rates per quarter: \$564-- Approx. water rates per third: \$300 (not incl. usage)

This property will be sold via online auction on Saturday 9th December, unless sold prior. For more information, please contact Roland or Toby 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.