

20A Braye Street, Mayfield, NSW 2304

House For Sale

Wednesday, 15 May 2024

20A Braye Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 290 m2

Type: House



Mikkel Hansen
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Friendly Auction

Auction Location: Fort Scratchley Function Centre 1/3 Nobbys Road, Newcastle East, NSW 2300 Move in and add a bit of personality to this appealing double-storey, brick home. Set on a spacious lawned block in a desirable, family-friendly inner-urban locale, this opportunity is just unmissable. This comfortable terrace-style home offers a fantastic opportunity to create value over time, all while enjoying the effortlessly convenient lifestyle. Stepping into the ground floor, you'll find a good-sized modern kitchen, complete with a large pantry and stainless-steel appliances. Adjoining is a large free-flowing open-plan area, perfect for relaxing and entertaining. Air-conditioning ensures year-round comfort, but when you wish to enjoy warm summer breezes, the inviting space opens onto a north-facing yard with a mature leafy canopy, providing ultimate privacy and a great spot to relax. The yard is fully fenced and completely encircles the property, offering a blank canvas for gardening enthusiasts to cultivate a veggie garden or create a lush tropical paradise. When it's time to rest, head upstairs, where you'll find three inviting bedrooms. The master and second bedrooms boast walk-in robes, offering generous storage space, while the third bedroom features built-in storage, ensuring ample space for all your needs. Enjoy the added luxury of two good-sized balconies – a full-width front balcony with treetop views for a serene retreat, and a rear balcony bathed in northern sunlight for a bright and warm spot to relax. A bright family bathroom is also located on this level and includes both a bath and shower for added convenience. Additional features include ample storage throughout, including a unique under-stair storage room befitting two Harry Potters. Also on the ground floor, you'll find a laundry, powder room, and a single garage, currently configured as a studio, but easily converted back into a garage. This prime location is just minutes from vibrant Mayfield village and provides an exceptional lifestyle. Families will appreciate the good schools, playing fields, and after-school sports options. Couples and singles will love the proximity to Newcastle's iconic beaches and vibrant foodie culture and nightlife. Football fans will enjoy the short trip to the stadium to cheer on the Knights or Jets. With Woolies, Coles, and Aldi just around the corner, as well as the TAFE and Aquatic Centre nearby, everything you need is within easy reach. Nature lovers and dog walkers will enjoy the great selection of nearby parks, and commuters will benefit from easy access to major arterial routes in every direction. Don't miss out on this family-friendly gem ready for your personal touch! Come and inspect today!

Features include:- Comfortable 3-bedroom brick terrace-style home featuring two spacious balconies, situated on a lawned level block.- Expansive, air-conditioned open plan living and dining area perfect for relaxation and entertaining.- Modern kitchen equipped with a generous corner pantry, additional pantry, dishwasher, gas hob, and Westinghouse oven.- Three well-appointed bedrooms, each with built-in storage; the master and second bedroom boasting walk-in robes.- Enjoy multiple outdoor spaces with two balconies and a front patio, ideal for entertaining or weekend relaxation.- Bright family bathroom complete with a separate bath and shower.- Fully fenced and spacious front and rear lawns provide a safe and ideal play area for children and pets, and a blank canvas for avid gardeners.- Convenient separate laundry and a downstairs powder room as well as additional under-stair storage.- Versatile single garage currently set up as a studio.- Located in the vibrant heart of Mayfield, offering easy access to shops, schools, nightlife, sporting venues, and commuter routes.

Outgoings: Council Rate: \$2,176 approx per annum Water Rate: \$908.22 approx per annum This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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