

29 Cross Street, Mayfield, NSW 2304

House For Sale

Monday, 27 May 2024

29 Cross Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 354 m2

Type: House



Mikkel Hansen
0249260600

Friendly Auction

Auction Location: Novotel Newcastle Beach | 5 King Street, Newcastle NSW 2300 Tucked away in one of the highly sought-after elevated streets of Mayfield, this darling art deco period cottage exudes timeless elegance, with accompanying modern touches that blend seamlessly with the home's original character. Lovingly maintained, the home boasts charming vintage elements such as pretty fretwork, lofty ceilings with intricate plaster details, picture rails, and polished timber floorboards throughout, embodying the best of the era. The cozy lounge is a haven of comfort alongside a practical, sunny dining area where the family can gather at mealtimes. Adjoining this space, the kitchen has been thoughtfully modernised with sleek stone benchtops and a wall of tall storage cupboards to accommodate all of your culinary essentials. This harmonious mix of old and new provides a perfect balance for contemporary living. Also packed with character are three delightful bedrooms, with both the master and second bedroom impressively proportioned and enjoying encompassing pleasant district views. These hint at the potential for further expansion to fully capitalise on its elevated setting and prime location (STCA). Additionally, the master suite features a versatile adjoining dressing room/sunroom. This space can easily transform into a work-from-home area or an ensuite bathroom – limited only by your imagination. At the rear, the sunny north-facing backyard includes a charming chicken coop, alongside a potting shed for the avid gardener. Both front and back lawns offer ample space for outdoor adventures, while the single garage provides additional storage and undercover parking. Within a short stroll of Mayfield West Public School, Hunter Christian School, and St Columban's Primary, this central location also boasts easy accessibility to the best of Newcastle's attractions – from vibrant eateries to fabulous beaches, from tree-filled parks to cyclable waterways – it's all part of the lifestyle on offer. For all of your shopping needs you're equidistant to Warabrook Village and Mayfield's centre, and there's plenty of after school activities nearby for the kids. Commuters will also appreciate the easy transit links to the city, the Bay, and the Hunter Valley (and everything in between). This delightful cottage is ready for its next chapter, whether you choose to enjoy it as is or explore its incredible potential for enhancement. Come and inspect today.

Features include:- Lovingly maintained Art Deco period cottage incorporating charming vintage elements. - Good-sized cozy lounge offering ultimate comfort along with a practical, sunny, north-facing dining area.- Modernised kitchen with sleek stone benchtops, a dishwasher, and a wall of tall storage cupboards for all of your culinary essentials.- Three large bedrooms, with the master and second bedroom offering pleasant district views, while the master also accesses a versatile dressing room/sunroom.- Family bathroom with shower/bath combination.- Sunny backyard with a charming chicken coop and potting shed for gardeners.- Potential for further expansion (STCA).- Single garage providing additional storage and undercover parking.- Short stroll to Mayfield West Public School, Hunter Christian School, and St Columban's Primary as well as easy accessibility to Newcastle's attractions including eateries, beaches, parks, and waterways.

Outgoings: Council Rate: \$2,276 approx per annum Water Rate: \$908.22 approx per annum This property is being sold under the 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. 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.

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.