

# 29 Valencia Street, Mayfield, NSW 2304

## Sold House

Saturday, 28 October 2023

29 Valencia Street, Mayfield, NSW 2304

**Bedrooms: 3**

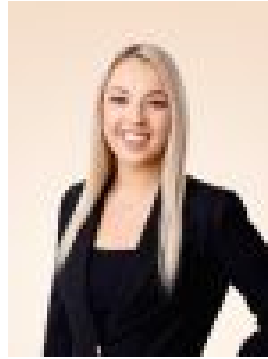
**Bathrooms: 1**

**Area: 402 m2**

**Type: House**



Nick Clarke  
0240043200



Emma Crispin  
0240043200

## Contact agent

Property Highlights:- Beautifully presented 1930's cottage home within easy reach of city conveniences.- Light-filled living area complete with stylish timber flooring, soaring ceilings, a ceiling fan + split system air conditioning.- Lovely kitchen with a freestanding oven with a gas cooktop, 40mm benchtops, a tiled splashback + ample storage.- Three carpeted bedrooms, all with ceiling fans, two with split system air conditioners and built-in robes.- A paved, covered alfresco with plenty of space for all your outdoor dining and entertaining needs.- Spacious 402 sqm parcel of land with established gardens, a cubby house for the kids + a garden shed for all your gear!- Instant gas hot water + handy side access to the yard.- Centrally located to Newcastle city, local shopping, schooling and public transport options.

Outgoings: Council Rate: \$1,056 approx per annum Water Rate: \$923.25 approx per annum Rental Return: \$600 - \$620 per week

Perfectly positioned in the popular inner city suburb of Mayfield, this beautifully updated cottage home, built in circa 1930 offers a light-filled floor plan and a massive grassed lawn in the yard, providing the convenience of city living, without having to compromise on space! Located a 3 minute drive from Waratah train station, walking distance to Mayfield shopping precinct, and a mere 10 minutes to the Newcastle CBD and beaches, this is your opportunity to secure your very own piece of thriving, Newcastle City. An appealing white timber fence frames the home, complementing the neutral tones of the traditional Weatherboard and galvanised iron roof facade. At the entrance is an inviting front verandah, continuing the warm welcome at the point of arrival. Stepping inside, you'll enter the lovely living room, revealing the stylish timber floorboards, a fresh paint palette, soaring ceilings, and a large window, bathing the area in natural light. In addition, you'll find a split system air conditioner and a ceiling fan, providing comfort during all seasons. There are three bedrooms on offer, all featuring ceiling fans and carpeted flooring, with two of the rooms enjoying the benefit of built-in robes and split system air conditioners. The family bathroom includes direct access to one of the bedrooms, providing an additional level of convenience. Set at the centre of the home is the spacious kitchen which includes a freestanding oven with a four burner gas cooktop, a tiled splashback, plenty of storage space and 40mm benchtops. The dedicated laundry room is located close by, providing direct access to the yard. Stepping outside, you'll be delighted to find a generously sized paved and covered alfresco area, providing plenty of space for all your outdoor cooking, dining and entertaining needs. The massive yard includes raised garden beds, established gardens and shade trees, plenty of green grass, and a cubby house for the kids to enjoy, along with a garden shed for all your gear. With this much space, there is scope to explore the potential for an extension or even a pool, subject to Council approval of course. This property presents an opportunity to enjoy an inner city lifestyle with time to enjoy the city lights and pristine beaches of Newcastle, within easy reach of home. A listing of this nature is sure to attract interest from owner occupiers and investors alike, with buyer interest expected to be high. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- A short 3 minute drive to Waratah Train Station- Zoned for Callaghan College District- Walking distance to Mayfield shopping precinct- A short commute to Newcastle CBD and pristine coastline- Less than 10 minutes to the University of Newcastle Callaghan campus.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.