

**3/31 Hanbury Street, Mayfield, NSW 2304**

STONE

**Unit For Sale**

Saturday, 27 April 2024

3/31 Hanbury Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Tanchevski  
0400768103



Courtney Matheson  
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**\$740,000 - \$780,000**

Indulge in the epitome of comfort and ease within this soon-to-be-completed three-bedroom townhome. Positioned at the edge of an exclusive collection of just 5 residences, this abode radiates a refreshing ambiance with its luminous interiors. Discover a contemporary galley kitchen that seamlessly integrates with a central living expanse, leading to a secluded courtyard retreat. Ascend upstairs to find three expansive bedrooms, two graced with balconies, while the master suite boasts an ensuite and ample built-in storage. This townhouse epitomizes architectural brilliance, offering an open-plan layout that encompasses multiple living zones, stylish designer bathrooms, and kitchens that beckon the culinary enthusiast. Nestled on the outskirts of Newcastle city, it presents an unrivalled locale, mere moments from the harbour, pristine beaches, and the vibrant essence of Newcastle's lifestyle. Nestled beneath replacement cost, this property not only promises a luxurious living experience but also presents an enticing rental and investment opportunity for discerning buyers.

- Sleek galley-style kitchen with 40mm calacatta stone benchtops featuring a waterfall edge-
- Westinghouse 600mm gas cooktop for culinary mastery-
- Three generously proportioned bedrooms for optimal comfort-
- Daikin two-zone ducted air conditioning ensuring climate control throughout-
- Fenced and secluded courtyard providing a private sanctuary-
- Secure single garage for peace of mind and convenience-
- Spacious laundry area accompanied by a separate toilet for added functionality-
- Convenient proximity to several major shopping precincts and esteemed educational institutions