

# 3 Avon Street, Mayfield, NSW 2304

CENTURY 21.  
Novocastrian

## Sold House

Tuesday, 13 February 2024

3 Avon Street, Mayfield, NSW 2304

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 629 m2

Type: House



Casey Healey  
0425257003

**\$1,110,000**

Welcome to a unique opportunity to own a property that effortlessly combines the classic charm of a 1950's residence with the modern appeal of an income producing Granny Flat. This property is not just a home; it's a smart investment that maximizes your returns – or simply collect the rents from both. The extremely quiet street location adjoins a local park/playground and is less than 200m from Wests Mayfield, sporting fields and bus stops. Local shops, cafes, supermarkets and pubs are all located in the Mayfield CBD which is less than 1km from the property. The current school zoning is Mayfield East Public and Callaghan College. The House: The retro 2-bedroom house exudes character and timeless appeal. Extremely well-maintained throughout, the original features include the bathroom, kitchen, hardwood flooring, and single carport. The 1950's allure is complemented by modern conveniences including ceiling fans, garden shed and wardrobes. A courtyard style backyard. The Granny Flat: Constructed in 2015, the granny flat features two spacious bedrooms, functional kitchen with provision for a dishwasher, open plan living, new bathroom/laundry, covered outdoor area, single garage, and secure backyard. Includes air-conditioning, gas appliances, built-in wardrobes & ceiling fans. The land area is approximately 630sqm and the improvements have been designed to allow for separation between the house and granny flat. Rental return: House \$475- \$495/week (estimate) Granny Flat Rent increase issued to \$500/week from 10/04/2024 lease expiring 25/09/2024. Outgoings: \* Council Rates \$2311 per annum. \* Water Rates \$826 per annum (excluding usage). Don't miss your chance to own a property that not only pays homage to the past but also embraces the future. Invest wisely and enjoy the benefits of dual income living in a home that captures the essence of timeless elegance. Contact us today to schedule a viewing and make this property your own! Zoning: R2 Low Density Residential Land Area: 629sqm approx Council: Newcastle Land Rates: \$2311pa approx Water Rates: \$826pa approx IMPORTANT INFORMATION ABOUT AUCTIONS – Auction on Site- 9/3/2024 at 9:45am- We welcome you to bid on-site or on-line. - All registrations need to be completed prior to the auction and require approval. Please allow sufficient time for the registration process.- Register via this link.. <https://buy.realtair.com/properties/122066>. - Call 02 4943 6333 if you require assistance. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.