

# 3 Regent Street, Mayfield, NSW 2304

CENTURY 21.  
Novocastrian

## Sold House

Friday, 3 November 2023

3 Regent Street, Mayfield, NSW 2304

Bedrooms: 2

Bathrooms: 1

Area: 126 m2

Type: House



Shane Smith  
0249287400



Cameron Fitchett  
0249436333

**\$590,000**

Are you an aspiring first home buyer or do you dream of downsizing to a far more manageable space? Look no further! This cozy two-bedroom historic cottage is positioned on a compact block making it the perfect opportunity for first home buyers and downsizers to start a new chapter in a unique part of Newcastle history. Nestled in a highly convenient neighbourhood, this property offers an enviable lifestyle. Located only two blocks from shopping, restaurants, local bus routes and bars. The journey to homeownership or downsizing begins here. ACT NOW to make this delightful home yours. Features: \*Two spacious bedrooms, main with balcony. \*Well equipped kitchen with breakfast bench. \*Extremely low maintenance yard. \*Easy access to on-street parking. \*Currently zoned for Mayfield East Public School and Callaghan College. \*Waratah train station located within 1km. \*Estimated rent return \$450p/w Zoning: R3 Medium Density Residential Land Area: 126.5sqm approx Council: Newcastle Land Rates: \$1991pa approx Water Rates: \$924pa approx Potential Rent: \$430p/wk IMPORTANT INFORMATION ABOUT AUCTIONS – 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/114887>. 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.