

**3 Short Street, Mayfield, NSW 2304**



**House For Sale**

Monday, 3 June 2024

**3 Short Street, Mayfield, NSW 2304**

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 159 m2**

**Type: House**



Kristal Sawtell  
0431435641



Lyndall Allan  
0439761123

## **Auction Guide \$540,000**

Auction Location: On Site Looking for something a bit different? Consider this charming one-bedroom + study home, free from the expense of strata fees. This delightful semi, dating back to the 1940s, exudes character with its ornate ceilings, timber floors, and plate ledges. The neutral décor and spacious rooms create a cosy atmosphere, complemented by a garden perfect for alfresco enjoyment. Move in and enjoy the current comfort or enhance the property further with modern upgrades. Short Street is a quiet location yet offers almost instant access to arterial roads into and out of Newcastle, with the city just over 10 minutes away. Wander down to Balance Collective gym where you can work up a sweat and cool off in the pool. And with all three major supermarkets and several cafes conveniently located on nearby Maitland Road, daily errands become a breeze. - Semi-detached home on north facing and low maintenance 159sqm block- Spacious rooms include:- carpeted lounge with ornate ceiling, ornamental fireplace, plate ledges- large bedroom adjoining study/sunroom- separate dining adjoining a gas-equipped kitchen- original bathroom with shower over bathtub and separate w/c, internal laundry- Private rear garden for alfresco enjoyment- Strolling distance to Mayfield East public school, St Columban's primary & San Clemente- 4.5km to Newcastle Interchange, 5.5km to University of Newcastle Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.