

30 Moolcha Street, Mayfield, NSW 2304

LANE CAMPOS

Sold House

Monday, 14 August 2023

30 Moolcha Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 488 m2

Type: House



Emily Rees

0249676770

\$1,020,000

This beautiful, single-level home combines an ideal lifestyle with a premium location. It offers contemporary design, luxurious finishes, and a harmonious blend. With a generous floor area, well-thought-out layout, and meticulous design, every corner of this residence provides comfort and convenience. Its sleek and stylish kitchen, equipped with high-quality appliances and ample storage, serves as the perfect spot for gourmet meals and hosting gatherings. And beyond the rear garden, tucked away at the back of the property, awaits a spacious and versatile studio. Currently being used as a second living space and separate gym, this creative haven presents endless possibilities, whether you envision it as an artist's retreat, a home office, or a fitness area. Whatever your desires, this studio area offers the flexibility to bring your vision to life.

Highlights:-- Separate studio at rear with air conditioning and loads of storage-- Three generous bedrooms: all with built-in robes and ceiling fans-- Stunning covered alfresco with motorised opening roof, Buschbeck wood fire pizza oven-- Lush green lawns and established gardens with spearpoint water irrigation system -- Quality gourmet kitchen: stone bench tops, stainless steel appliances, double oven, induction cooktop plus wok burner and ample storage-- Luxe modern family bathroom: underfloor heating, freestanding tub, separate shower-- Ducted air conditioning-- Plantation shutters throughout-- Separate laundry with second W.C-- Fully fenced yard: low maintenance garden with spearpoint water irrigation-- Remote front gate entry for vehicles

Here and there:-- School catchment: Mayfield East Public School 19min walk (1.4km), Callaghan College Waratah Campus 5min drive (2.4km), Callaghan College Jesmond Senior Campus 11min drive (6.4km)-- T.A.F.E Newcastle Campus: 10min walk (800m)-- Tighes Hill cafes: 8min walk (550m)-- Maitland Road café and retail strip: 10min walk (800m)-- Islington Dog Off-Leash Area: 8min walk (650m)-- TAFE Newcastle: 5min walk (400m)-- Mayfield Swimming Centre: 9min walk (700m)-- Newcastle beaches: 13min drive (6km)-- Approx. weekly rental return: in the vicinity of \$620-- Approx. council rates per quarter: \$529-- Approx. water rates per third: \$280 (not incl. usage)

For more information, please contact Roland or Emily on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.