

**32 Morris Street, Mayfield West, NSW 2304**



**House For Sale**

Wednesday, 15 May 2024

32 Morris Street, Mayfield West, NSW 2304

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 519 m2**

**Type: House**



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## **Auction - Contact Agent**

Brimming with potential, this well positioned residence creates an appealing prospect for homebuyers and investors searching for something of a project, providing the option of simply tidying it up a little, or going for a full reno to really make it shine. Spanning two levels, the home provides great bones through an impressively spacious layout. Downstairs, timber floors sweep through its kitchen, open-plan living, and two bedrooms, while upstairs, there is another living area, plus two bedrooms. There is a bathroom on both levels, with a ground-level study completing the package. Out back, a spacious deck offers relaxed alfresco space overlooking a neat, grassy yard and freestanding garage/workshop. Moments from the university, the Mater and Mayfield's high street, there is plenty more to love about the property's location, which is also just over 10 minutes from Newcastle's vibrant CBD.- Appealingly spacious family home, ideal for growing family or blended family set on conveniently located 519sqm. parcel- Abundant natural light and timber floors enhance ground level, with great flexibility provided through upper level- Air-conditioned open-plan living is overlooked by tidy kitchen feat. gas cooking, ample storage and breakfast bar- Study features on ground level, with another lovely living space upstairs- Four generous bedrooms (two up, two down) serviced by two bathrooms (one up, one down)- One bedroom downstairs featuring a spacious walk-in robe - Rear verandah provides effortless alfresco dining overlooking fully fenced, grassy yard- Third WC off verandah, plus external laundry add convenience- Freestanding double garage/workshop with dual roller doors at front, single roller door at rear providing plenty off street parking- Easy access to public transport, schools, UoN and the Calvary Mater Hospital- Less than five minutes' drive to Mayfield's high street (1.7km), and just over 10 minutes to Newcastle CBD (6km)- The property is currently leased with a rental return of \$580 per week - Expected Rental Return of \$650 - \$700 per week in the current market