

32 Southon Street, Mayfield, NSW 2304



Sold House

Wednesday, 8 November 2023

32 Southon Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 394 m2

Type: House



Thomas Hook
0249748900



Ben Jarvis
0249748900

\$960,000

The modernisation of this double brick period home has already begun presenting you with the best of both worlds. You can choose to adore it as is or, with DA approved plans in hand, add the second storey to create a fourth bedroom and second bathroom for parents upstairs. The block's full potential has already been unlocked with the addition of a new 7.8m x 5.8m shed, plus an electric gate and carport all accessible from the rear lane. This gives you room for three cars, or a perfect spot for your equipment or workshop. This home commands attention from the moment you approach, thanks to its white picket fence, tiled path, and verandah. As you step inside, timber floors, intricate fretwork, and stained glass windows capture your immediate admiration, complemented by the ornate fireplace and lofty 3.2m timber-lined ceilings. The heart of this residence is the cosy lounge room, while two bedrooms with new robes and plush new carpeting await you at the front. The kitchen and bathroom/laundry facilities are thoughtfully situated at the rear of the home for convenience. Additionally, a third bedroom adjacent to the lounge room features a Velux skylight and a pull-down ladder leading to useful attic storage space. Just 500m from the centre of Mayfield, a thriving hotspot that realestate.com earmarked as one of the top 15 suburbs to keep an eye on in 2023. Here, you'll discover a plethora of amenities, ranging from supermarkets to banking services, charming cafes to petrol stations, all easily accessible along Maitland Road all while being 10 minutes from Newcastle CBD and beaches. - Double brick period home on 394.4sqm block with north facing backyard - Kitchen with electric hob, dishwasher and wall oven - Three freshly carpeted bedrooms, two with new floor to ceiling built-in robes - Ducted air-conditioning provides year round climate control - Level lawn with pop-up sprinklers - 1100m to St Columban's Primary School, 1500m to Callaghan College and San Clemente High, 2km to Mayfield East Public School, 5km to University of Newcastle

Outgoings: Council: *\$2,250pa Water: *\$916pa + usage* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely their own enquiries and investigations in relation to the information in this document and the property it concerns.