

**368 Maitland Road, Mayfield, NSW 2304**

wilton lemke stewart

**House For Sale**

Friday, 26 April 2024

368 Maitland Road, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 645 m2**

**Type: House**



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## Auction

Step into the past and discover a treasure trove of gorgeous period elements in this brick and tile beauty known as 'Stafford'. Ornate plaster and crossbar timber ceilings, ornamental fireplaces, and gleaming polished timber floors are just some of the fine features that tell a story of yesteryear's charm. Tightly held and boasting a long history as a lucrative investment, this three bedder offers the promise of continued success for savvy investors. Alternatively, with potential for modern upgrades or an extension, you can instantly boost its value and make it your own. Enhanced by its R3 Medium Density zoning and ample 644.9sqm landholding, the property also holds promise for development into multiple dwellings, mirroring the achievements of neighbouring properties (STCA). In terms of location, it couldn't be more convenient. Whether you're craving a morning latte from Zaki or a barbecue dinner from the local chicken shop, both are practically at your doorstep. A 500m stroll takes you to the vibrant music scene and popular bistro at the Stag and Hunter. From there, follow Maitland Road to find three supermarkets and various community services. Plus, frequent buses can whisk you away to the CBD in just 15 minutes and the university in under 10.- 644.9sqm northeast facing block zoned R3 Medium Density Residential- Approximate block dimensions of 14.02m X 46.33m- Separate lounge and dining rooms each with an ornamental fireplace- Timber kitchen appointed with an electric stove, ducted a/c throughout - Bathroom with shower over clawfoot bath, handy second w/c in laundry- Three classically proportioned bedrooms, main opens to front verandah- Freestanding 5.74m x 3.99m garage plus ample driveway parking- 800m to Mayfield West Public School, 2km to Callaghan College Waratah & St Philip's Christian College, 4.km to University of Newcastle- 2km to Calvary Mater Hospital, 4.7km into Newcastle CBD, 7km to beautiful Bar BeachDisclaimer: All information provided by Wilton Lemke Stewart in the marketing of a property for sale or lease has been sourced from various third-party outlets that we deem reliable. Nonetheless, Wilton Lemke Stewart cannot ensure its absolute accuracy, and we bear no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements in the information provided. Prospective buyers and tenants are encouraged to conduct their own due diligence and rely on their own investigations. All images, measurements, diagrams, renderings, and data are indicative and for illustrative purposes only, subject to potential changes.