

39 Ingall Street, Mayfield, NSW 2304

daltonpartners

House For Sale

Friday, 1 December 2023

39 Ingall Street, Mayfield, NSW 2304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 565 m2

Type: House



Andrew McGavin
0413209505

Expressions of Interest

For Sale by Expressions of Interest, Closing Tuesday 12th December 2023 at 4:00 pm. Boasting a brilliant lifestyle position in the heart of Mayfield's hip eastern side, this 565sqm block currently has a two-bedroom brick and fibro home with study and utility room plus a 10m x 10m workshop and industrial shed. The home is ripe for renovation, however, owner builders or developers will see value in a full knock-down/rebuild scenario to construct a large family home or create a dual-occupancy project (subject to council approval). To be sold as is with all items left on-site to be included. This is a golden opportunity to add significant value in a trendy city-fringe suburb. * High exposure corner position with good street access* Level block - dimensions 18m x 30m, approximately* Tightly-held by the same family for many decades * Includes a 2-bedroom brick home with study and utility room * Separate workshop – ideal for garaging, storage or business* Renovate the home and rent the workshop, or utilise both * Wander to Mayfield Pool or Dangar Park across the road * Stroll to super-popular Equium Social and grab a coffee or brunch * Walk into Mayfield CBD for supermarkets, retail and more dining options * 10 minutes into the heart of Newcastle with bus transport metres away * An extended completion period is being offered by the vendor Final offers to be submitted in writing by Tuesday 12th December 2023 at 4pm. Email to: mcgavin@daltonpartners.com.au Council Rates: \$2,505 PA approx Water Rates: \$930 PA approx