

4/46 Margaret Street, Mayfield East, NSW 2304

Townhouse For Sale

Saturday, 20 January 2024

4/46 Margaret Street, Mayfield East, NSW 2304

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 172 m2

Type: Townhouse



Ryan Houston
0249260600



Nathan Walsh
0448945594

Friendly Auction \$750,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Situated in a quiet Mayfield East boutique complex of 8 just around the corner from Dangar Park is a nestled light, bright and airy townhouse. This desirable position elevates the design, allowing the incorporation of dual-aspect windows to flood the home with abundant natural light. It's spacious too - beginning with the air-conditioned, open-plan living/dining room where there's plenty of room for the whole home to gather. The adjoining stone-topped kitchen with island is also generously sized and equipped with loads of bench and cupboard space to delight even the most ambitious chef. From this room, you can throw open the sliding doors to the alfresco where a secluded oasis unfolds. This north-facing sanctuary is fringed by leafy foliage for privacy with side access and wrap around yard, with gas bayonet. It's a lovely spot to spend a relaxing afternoon, whether entertaining friends or just enjoying the sanctuary of home. The inclusion of a rainwater tank is a boon for garden enthusiasts to cultivate veggies and herbs for their culinary needs. Lastly, a built-in laundry, powder room and remote operated garage to complete this level. Head upstairs to discover three bedrooms designed for comfort with built in robes and ducted air to aid a restful night's sleep. The master features a walk-in-robe and ensuite, while the remaining two bedrooms share a family bathroom with bath and shower. Mayfield East, a desirable neighbourhood with charming character homes on wide, tree-lined streets inviting residents to enjoy a range of diverse interests. It's a short drive to the CBD, Beaumont Street's vibrant restaurant strip and Newcastle's fabulous beaches. Closer to home Dangar Park is a popular dog-walking and gathering spot and is situated next to the Swim Centre. With Mayfield East Public School within walking distance and a range of sporting facilities nearby, it's an ideal setting for families. Conveniently close to major arterial routes, this address also ensures an effortless commute for weekday workers. Features include:- Abundance of natural light and designed to maximise space, light and amenity.- Air-conditioned living/dining with dual aspect windows.- Nicely proportioned kitchen with island; stone benchtops; mirrored splashbacks; twin undermount sinks; and gas hob.- Covered alfresco area adjoining wrap around fenced backyard with side-access.- 2.5 bathrooms, including ensuite to master, main with bath and shower, and additional powder room on the entry level.- Single garage with remote entry, including a fitted laundry and plenty of storage.- Sought-after central location in quiet street. Outgoings: Water rates - \$917 per annum approx.* Council rates - \$1,493.20 per annum approx.* Strata rates - \$1,400 per quarter approx.* This property is being sold under the Online Friendly Auction System. An independent strata inspection report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.