

**40 Kerr Street, Mayfield, NSW, 2304**

**Raine&Horne.**

**Sold House**

Sunday, 16 April 2023

40 Kerr Street, Mayfield, NSW, 2304

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Tolazzi

## Charming Victorian Period Home

Constructed in the late 1800's, this gorgeous single fronted Victorian has all the romance a period home has to offer. Set back from the street on a double block with landscaped gardens, this charming home provides a great opportunity to purchase in Newcastle's most central and convenient suburb.

As you enter this lovely home you are welcomed by the elegance of the high ceiling, arched hallway and beautiful Kauri pine floorboards. The three double bedrooms leading off the formal hallway are of generous size with 2 having original working fireplaces. The main living room at front incorporates large windows and again an original working fireplace, just adding even more elegance and charm to this stunning cottage. The kitchen is an absolute chefs delight offering both bench space and storage with gas cooking, open plan meals area.

When you step outside the intimate alfresco provides a delightful place to entertain or just sit and enjoy the private rear, secure yard. The parking and garaging is off Crebert Street while the far boundary abuts the rear lane.

Additional features include: Study/sitting room and 4th bedroom at end of hall to a renovated bathroom with separate bath & shower.

Teenage retreat at rear of garage with own lounge, bedroom & kitchenette, separate freestanding laundry with shower, vanity & W.C.

Fantastic yard space all around the property to further utilise and value add.

- Pre - Purchase Building & Pest Reports available upon inspection.