

41 Holt Street, Mayfield East, NSW 2304



House For Sale

Wednesday, 29 November 2023

41 Holt Street, Mayfield East, NSW 2304

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 303 m2

Type: House



George Rafty
0412689809



Marina Sykiotis
0490903455

Auction - Guide \$670,000 - \$720,000

Situated in one of the area's most desirable streets, this quaint brick and tile residence offers a perfect blend of low-maintenance ease and wonderful convenience. Leafy Ingall Park is at the end of your street, while being just a leisurely stroll away from local schools and the lively shopping strip of Mayfield. Step into a bright open-plan living space, along with two bedrooms, a three-way bathroom, and a gas-equipped kitchen. Currently the home stands as a lucrative investment, leased to a happy long-term tenant, however, first-time homebuyers and downsizers will find this property equally enticing. Impeccably maintained, this home presents an opportunity for future enhancements, allowing you to infuse your personal touch. Enjoy the convenience of rear lane access, secured by a sliding gate, and off-street parking both at the front and rear of the property. With Mayfield Pool, Bowling Club, and Islington Park just a short walk away, relaxation and entertainment are always within reach. Plus, the proximity to Newcastle CBD and pristine beaches ensures that city life and seaside adventures are less than a 10-minute drive from home. - Single level brick and tile home on easy up-keep 303sqm block- Gravel parking bay at front and lane access into gravel bay at rear for dual off-street parking- Bright open plan lounge and dining encompasses kitchen with gas stove- Two carpeted bedrooms with ceiling fans served by three-way bathroom- Internal laundry room, back door access to fenced garden with level lawn and shed- Currently leased for \$450 per week until September 2024- 450m stroll to Mayfield East Public School, 750m to San Clemente, 1100m to St Columban's Primary- 1km to popular Equium Social, 1200m to An Apple a Day grocery store, 2.5km to Hamilton Station and Beaumont Street, 6.6km to Bar Beach

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.