

**43 Southon Street, Mayfield, NSW, 2304**

**Raine&Horne.**

**Sold House**

Sunday, 16 April 2023

43 Southon Street, Mayfield, NSW, 2304

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Tolazzi

## Dual Occupancy on a Large Corner Block

Classic Cavity brick Californian Bungalow and detached Cavity brick 2-bedroom home unit present a unique opportunity for those looking for intergenerational living, a separate home office or lucrative investment.

Comprising formal entry hallway to the 3-bedroom home, freshly painted throughout, and featuring pristine ornate ceilings, tiled & floating floors through the living areas and freshly carpeted bedrooms, formal lounge with original fireplace mantle. Updated bathroom & updated eat-in kitchen with gas cooking. Sunroom at rear offering 2 study spaces, ideal for the work from home client, along with a separate 2nd W.C

Rear entry to the detached unit, freshly painted throughout and featuring updated tiled floor through the living/dining area, with modern updated kitchen and electric cooking, 2 large bedrooms with new carpet, central bathroom, and separate laundry area. Fully fenced and manageable yard at rear.

Spoilt for choice with options to live in & accommodate the extended family or just sit back and enjoy the return of this high-performance investment. All services, gas, water, electricity & NBN are totally separate.

Total combined, potential rent of \$1,060 per week

The home embraces a Northern aspect on a popular street in a sought-after location, where its position promotes an active lifestyle, just a short walk from Mayfield shopping village, whilst schools and transport are nearby.

### Prime Points:

- Graced with exceptional period features including pristine ornate ceilings & cornices in entry foyer, lounge, main & 2nd bedroom of main property.
- All bedrooms recently fitted with quality new carpet and fresh paint throughout both properties.
- Large corner block with side street access to both yards, main property with drive access to carport.