

46 Fawcett Street, Mayfield, NSW 2304

House For Sale

Saturday, 18 November 2023

46 Fawcett Street, Mayfield, NSW 2304

Bedrooms: 2

Bathrooms: 1

Area: 308 m2

Type: House



Mikkel Hansen
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\$720,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com

Come home to character in this charming Federation home set in a wide, tree-lined street in the heart of Mayfield. This picturesque setting, with neighbouring homes echoing the craftsmanship of a bygone era, reflects the prosperity of days gone by when wealthy merchants built elegant mansions alongside the character-filled family homes in this sought-after suburb. Fast forward to today, when the homes that make up this pretty neighbourhood are being reinvigorated and continue to drive its growth, and where gorgeous homes such as this one are becoming rarer to find in this price range. As you enter through the wide front porch adorned with timber fretwork, take a moment to admire the beautifully preserved ornate features. The original timber door, with transom window, leads you into a wide hallway showcasing the original dado panelling and intricately detailed plastered ceilings. On either side of the hallway, you'll find two Victorian-proportioned bedrooms, with the master bedroom featuring elegant plasterwork and a ceiling rose as well as a fully functional original fireplace. The fireplace is adorned with its original timber mantle and bevelled mirrors, adding to the historic charm. This home's character is further enhanced by soaring ceilings, functioning sash windows, honeyed polished timber floors, vintage-coloured glass, and wide skirting boards. Down the hall, an open plan living and dining room leads to a modernised kitchen with stainless-steel appliances, as well as ample bench and cupboard space. From here, step out onto a large back deck - the perfect space for entertaining or relaxed supervision of children while they play in the fully-fenced grassy backyard. A modern bathroom featuring shower is central to each of the rooms and the large laundry features an additional powder room for extra convenience. You can start living your best life here. Mayfield, with its sought-after picturesque streets, also offers a varied city-fringe lifestyle. Whether you enjoy long days at the beach, sampling the menus at local eateries in cosmopolitan Beaumont St, or exploring the night life - it's all within easy proximity. On the weekends you can walk or ride to a game at the Stadium, or a gig at the Entertainment Centre, or perhaps give the dog an off leash treat at the nearby Islington dog park. Closer to home are the brand-new Coles supermarket, the Aquatic centre with its adjoining parkland and rotunda, and a collection of great cafes including the fabulous Equium Social. First home buyers and empty nesters - don't miss out on the opportunity to make this characterful residence your new home and start living your best life! Features include:- Period home in picturesque treelined street in the heart of Mayfield.- Two large bedrooms of Federation proportions, master with working fireplace, ornate plastered ceiling.- Period features, intact throughout, including fully functional original fireplace adorned with original timber mantle and bevelled mirrors, soaring ceilings, sash windows, honeyed polished timber floors, vintage-coloured glass, and wide skirting boards.- Large open plan living space comprising open dining and living room with cedar ceiling.- Modernised kitchen with stainless-steel appliances, including dishwasher, and masses of bench and cupboard space.- Large deck overlooking the fenced grassy backyard - the perfect space for entertaining or relaxed supervision of children and pets.- A centrally situated modern bathroom with shower.- Large laundry with walk-in cupboard and adjoining extra powder room.- A great central location offering a city-fringe lifestyle on the doorstep of beaches, restaurants, and vibrant nightlife. Outgoings: Council Rate: \$2,184 approx per annum Water Rate: \$923.25 approx per annum This property is being sold under the Online Friendly Auction System. An independent pest & building 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 contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.