

47 Woodstock Street, Mayfield, NSW 2304

LANE CAMPOS

Sold House

Friday, 1 December 2023

47 Woodstock Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 373 m2

Type: House



Roland Campos
0249676770



Toby Wilson
0249676770

\$780,000

Nestled in the heart of Mayfield, this low maintenance property exudes comfort and charm. This cosy, single storey home is wonderfully accessible, perfect for paring back and down-sizing. Set back from the street, and only sharing a common garage wall, its whisper quiet and very private. In close proximity to transport, CBD, and local vibrant cafés, this property offers timeless sophistication and modern convenience. Highlights:-- Three bedrooms: all with built-in robes-- Spacious bathroom with dual access: from living and the main bedroom -- Open plan living and dining overlooking the low maintenance garden-- Neat kitchen with gas cooking, walk-in pantry and breakfast bench-- Sought-after rear lane access-- Covered alfresco for entertaining-- Ducted air conditioning and ceiling fans-- Separate laundry -- Second W.C-- Secure garage with ample storage, remote door and internal access Here and there:-- School catchment: Mayfield West Public School 12min walk (850m), Callaghan College Waratah Campus 5min drive (2.3km), Callaghan College Jesmond Senior Campus 9min drive (5.4km)-- Tourle Street Reserve and playground: 10min walk (650m)-- Hillcrest tennis Club: 8min walk (550m)-- Maitland Road retail and café hub: 2min walk (900m)-- University: 8min drive (4.9km)-- Nobby's Beach: 15min drive (8.6km) The numbers:-- Approx. weekly rental return: in the vicinity of \$630 - \$650-- Approx. council rates per quarter: \$560-- Approx. water rates per third: \$275 (not incl. usage) For more information, please contact Roland or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.