

6/63 Fitzroy Street, Mayfield, NSW 2304

LANE CAMPOS

Sold Villa

Tuesday, 16 January 2024

6/63 Fitzroy Street, Mayfield, NSW 2304

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa



Damian Rafty
0249676770

\$680,500

Located in the heart of Mayfield, on a quiet, tree lined street lays an ultra-modern and low maintenance, single level unit. What's special about this property is the private location inside a manicured and securely gated complex - with the added bonus: sought-after end position. The complex 'Fitzroy Place' is just 7 years young and features manicured gardens. The property was built with high standards in mind, inside and out. As you stroll through, it's evident these high standards are maintained complex wide. Mayfield itself is constantly referred to as one of Newcastle's hottest suburbs based upon its close proximity to the city and amenities, yet affordable pricing. Due to its popularity, Mayfield has seen great gentrification and over time, a continued increase in popularity. Perfect for owner occupiers and suitable for a set and forget, smart investment. Don't miss out on this one. Highlights:--Two generous bedrooms, both with ceiling fans and built in robes--Massive, open floor plan, with air conditioning --Two courtyards, front and back, with wrap around access and private fencing--Modern kitchen with gas cooking & dishwasher--Modern bathroom with separate family bath--Internal laundry with a bonus, additional toilet --Two car spaces; a lock up garage with internal access and one off-street parking space --Low maintenance and single level dwelling! Here and there:--School catchment - Mayfield West Public School - 3min drive (1.2km), Callaghan College Waratah Campus - 3min drive (1.6km), Callaghan College Jesmond Senior Campus - 9min drive (5.2km)--T.A.F.E Newcastle Campus - 4min drive (2.1km)--Dangar Park - 5min drive (1.9km)--Islington Park - 6min drive (3.1km)--Maitland Road café and retail strip - 2min drive (850m)--Newcastle beaches - 17min drive (7.8km)--Approx. weekly rental return - in the vicinity of \$550--Approx. council rates per quarter - \$375--Approx. strata rates per quarter - \$587--Approx. water rates per third - \$245 (not incl. usage) For more information, please contact Damian 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.