

**62 Fitzroy Street, Mayfield, NSW 2304**

**LANE CAMPOS**

**Sold House**

Thursday, 17 August 2023

62 Fitzroy Street, Mayfield, NSW 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 347 m2**

**Type: House**

**\$806,000**

Looking for a foothold in the market with great future potential? This one is here to excite. Meticulously cared for, this raw character home is alive with potential to live, work and play. All the classic soul is here and is simply just waiting to shine. Set on sought-after Fitzroy Street, you will be within walking distance to the heart of vibrant Mayfield village centre, and close to the trendy Throsby Village and Beaumont Street's famous eat-street. It's a home of ultimate convenience and lifestyle. Highlights: - ? Approx. 347.8m<sup>2</sup> block - ? Original period details - high ornate ceilings, picture rails and timber doors with brass hardware - ? Two sunrooms - to the front and rear of the home - ? Large lounge room and separate dining room - ? Loved and meticulously maintained by the one family for 58 years - ? Three bedrooms - two with built in robes - ? Neat kitchen with gas cooking - ? Split system air conditioning and ceiling fans - ? Second W.C adjacent to the screened, covered entertaining area - ? Laundry room - ? Low maintenance, fully fenced garden - ? Single garage with driveway space for additional parking Here and there: - ? School catchment - Mayfield West Public School - 17min walk (1.3km), Callaghan College Waratah Campus - 13min walk (1km), Callaghan College Jesmond Senior Campus - 9min drive (5.3km) - ? Webb Park - 6min walk (500m) - ? Maitland Road Mayfield café and retail hub - 8min walk (650m) - ? Mayfield Swimming Centre - 5min drive (2.2km) - ? Newcastle beaches - 15min drive (7.3km) - ? Approx. weekly rental return - in the vicinity of \$XXX - ? Approx. council rates per quarter - \$520 - ? Approx. water rates per third - \$280 (not incl. usage) For more information, please contact Roland or Emily 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.