

**85 Northumberland Street, Maryville, NSW 2293**

**House For Sale**

Thursday, 4 January 2024

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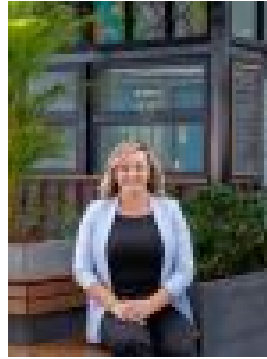
**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**



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## Contact Agent

Nestled in the tranquil embrace of a quiet cul-de-sac, 85 Northumberland Street in Maryville beckons you to experience the perfect blend of timeless elegance and contemporary living. This meticulously renovated home, dating back to its 1912 origins, seamlessly marries the charm of its heritage with the convenience of modern design. Imbued with an abundance of natural light, the residence boasts a warm and inviting atmosphere that extends throughout its thoughtfully crafted spaces. The residence pays homage to its roots, preserving original features that tell the story of its rich history, creating a unique and character-filled sanctuary for those who appreciate a home with a story to tell. Beyond its walls, this property offers an enviable lifestyle, mere meters from the scenic Maryville Cycleway, ensuring every morning begins with a refreshing breath of nature. With the vibrant heart of Newcastle just minutes away, residents find themselves in a prime location, close to the bustling CBD, the eclectic culinary delights of Beaumont Street's cafes and restaurants, and the diverse shopping precinct of Mayfield. Property Highlights:- 5 bedroom home originally built in 1912 and modernised & extended over the years- Sitting on a flat block of approximately 314 m<sup>2</sup>- Established low maintenance gardens - Wrap around undercover porch - Blackbutt timber floorboards flow through the bottom entry level neatly meeting up with the original Kauri floorboards which flow through the downstairs bedrooms- Exterior has been freshly painted- Home has been insulated to keep it cool in summer and warm in winter- Home is soundproofed with fully installed Swann HD security system- Plush carpeting adorns the parents retreat upstairs- Ceiling fans are located in all bedrooms and living area- 13 foot high ceilings throughout- Modern sleek open plan kitchen with Stone bench top- Delonghi five burner gas cooktop and electric oven - Master bedroom boasts a private ensuite, TV/sitting room, library/study and walkin robe- Multiple entertaining areas, inside and out- Ducted air conditioning throughout- Reverse cycle air conditioning unit on level 1- Generously sized bathroom with bath, shower and separate w/c- New heat pump recently installed- New back fence- 2.5w solar system- Zoned to the popular Tighes Hill Public School and San Clemente High School