

86 Woodstock Street, Mayfield, NSW 2304

LANE CAMPOS

House For Sale

Tuesday, 30 January 2024

86 Woodstock Street, Mayfield, NSW 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 413 m2

Type: House



Roland Campos
0249676770



Toby Wilson
0249676770

Guide \$750,000 - \$800,000

Classic charm, original grace and a garden haven create a great formula for relaxed enjoyment in this comfortable home. Displaying good natural light, and a layout that blends its original character and period elements, this one offers potential for a future imaginative update, a perfect starting point or an investment. This superb property package is located in a great neighbourhood close to all of Mayfield's highlights. With transport, schools, great parks and popular eateries and retail precincts all within easy access, this is a prime lifestyle opportunity.

Highlights:--Approx. 413m² block--Three bedrooms - generous main bedroom with built-in robes--Original details - high ceilings, polished timber floorboards, sash windows, original timber internal doors--Air conditioning and ceiling fans--Neat kitchen with gas cooking--Updated bathroom--Separate laundry room--Drive access to the rear fenced garden--Carport and single garage

Here and there:--School catchment - Mayfield West Public School - 9min walk (650m), Callaghan College Waratah Campus - 5min drive (2.6km)--Bull and Tourle Street Reserve - 4min walk (250m)--Hillcrest Tennis Club - 8min walk (550m)--Maitland Road retail and café hub - 12min walk (900m)--Newcastle CBD & beaches - 15min drive (8.3km)--Approx. weekly rental return - in the vicinity of \$650 - \$670--Approx. council rates per quarter - \$520--Approx. water rates per third - \$280 (not incl. usage)

This property will be sold via online auction on Saturday 24th February 2024. 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.