

9 Denison Street, Mayfield, NSW 2304

Sold House

Tuesday, 19 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 458 m2

Type: House



Mikkel Hansen
0249260600

\$890,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Presenting a refined blend of period elegance and relaxed contemporary living, this delightful character residence is situated in a quiet street, mere moments from the heart of Mayfield's vibrant cafes, shops, schools, and lush parklands. Step onto the welcoming front porch, leading to an interior where vintage elements such as soaring ceilings, polished timber floors, and intricate leadlight windows ooze warmth and character. Here, explore three comfortable bedrooms, including built-in wardrobes, with the master offering the added bonus of its own private ensuite. The main bathroom is modern and well-proportioned, complete with a generous bath and separate shower, completely streamlining the kids' bedtime routines. Adjacent, the separate laundry adds further convenience. Flowing through, the living areas comprise a cozy lounge with an attractive fire surround, leading to a glossy contemporary kitchen with sleek benchtops, popping with modern colour. Enjoy comfortable dining indoors, or relish sunny days outdoors with alfresco dining on the expansive timber deck. This undercover eating area provides generous space for both family gatherings and outdoor relaxation, seamlessly connecting to a secluded, deep backyard. This sanctuary includes established gardens and will be paradise for kids and pets to play and explore. A single carport provides undercover car accommodation and a large garden shed provides storage for all your outdoor equipment. Additionally, solar power alleviates your concerns about mounting power bills. Mayfield holds great appeal for families, and it's easy to understand why. Here, ornate character homes grace spacious blocks, creating a unique setting that beautifully preserves the essence of the era. This home is considered "very walkable" on walkscore.com, being just a brief stroll from a number of schools and a stone's throw away from the vibrant heart, where eateries and recreational opportunities abound. Additionally, this address offers proximity to the Uni and boasts convenient access to major arterial routes, ensuring an effortless commute. Look no further than this loveable and entirely liveable home, enhanced by stylish updates and designed for relaxed family living. Come and inspect today.

Features include:- Elegant period home with charming vintage elements throughout, evoking a timeless sense of character.- Three comfortable bedrooms, each equipped with built-in robes, ensuring ample storage space.- Cozy living room with attractive fire surrounds, a gas heater and air-conditioning, providing year-round comfort and ambience.- Combined kitchen and dining area, fusing contemporary cool with warm character, ideal for modern living and entertaining.- Covered timber deck with ample room for relaxation or entertaining outdoors, extending your living space, and offering a seamless indoor-outdoor lifestyle.- Lengthy backyard includes a large garden shed, providing convenient storage for outdoor equipment.- Separate laundry with an adjoining toilet, enhancing practicality and convenience.- Solar panels, alleviating the stress of rising electricity bills.- Car accommodation afforded by a single carport. Outgoings: Council Rate: \$2,256 approx per annum Water Rate: \$908.22 approx per annum This property is being sold under the Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.