

# 19 Rawson Street, Mayfield, NSW 2304



## House For Sale

Saturday, 29 June 2024

19 Rawson Street, Mayfield, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 382 m2**

**Type: House**



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## **AUCTION (Guide \$745,000 - \$795,000)**

Built in the 1900s, this period-style residence is filled with character throughout. Enjoy the period features including timber-coloured casement windows, an ornate fireplace, 11ft high ceilings, picture rails and polished timber floors. The home itself is a charming, light-filled house that offers an excellent entry point into the highly desirable suburb of Mayfield. Situated on a quiet street with a generous 20-meter wide frontage and a single garage. Featuring two spacious double bedrooms, a formal lounge, separate dining area, a well-maintained kitchen and bathroom, and a covered rear deck. There is ample room for extensions to the existing home. With a total land area of 382m<sup>2</sup>, it is ideally suited for renovators and builders looking to enter the market. This home will suit a wide array of buyers – whether you are looking for your first home, an investment property, or a small developer looking for a potential duplex site. This property is zoned R3 Medium Density Residential, offering a prime opportunity for development or a potential duplex site. Experience the ease of residing in one of Newcastle's most sought-after suburbs, only a 15-minute drive from Newcastle CBD and a 10-minute walk to Mayfield CBD. Enjoy the local cafes, parks, and the family-friendly amenities of Tighes Hill and Islington just moments away. Whether you are looking for a first home, or to build and take advantage of the ever popular Mayfield area, this property could be just what you are looking for. Features: - Two spacious bedrooms - Formal lounge & separate dining - Well maintained kitchen with gas cooking and good storage space - Large bathroom with separate shower & bath, two toilets - Rear covered entertaining deck - Off street parking for up to 3 cars - Period features including high ceilings & fireplace - Land size approx. 382m<sup>2</sup> & 20m frontage - Corner block location with R3 zoning - Medium residential zoning with potential to develop - Great location close to local shops & cafes - Potential Rental return \$540-\$560 per week