

**2 Silsoe Street, Mayfield, NSW 2304**

**Raine&Horne.**

**House For Sale**

Saturday, 29 June 2024

2 Silsoe Street, Mayfield, NSW 2304

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 657 m2**

**Type: House**



Cody Bice  
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Alex Di Legge  
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## Guide \$930,000

This older style property is ready for its new owners! Whether you're an owner-occupier wanting to add your special touch and enjoy some rental income, or an investor seeking dual income, this property is sure to tick all the boxes. The primary residence features 4 bedrooms with the potential for a 5th bedroom, 2 bathrooms (one older style and one brand new with a laundry), and 5 garage spaces along with a tool shed. Upstairs, you'll find two large bedrooms with built-in robes, and two smaller bedrooms. The spacious kitchen opens up to a large dining room and a light-filled lounge room. Downstairs, there's a versatile 5th bedroom or rumpus room. The double-story granny flat boasts an open-plan living area downstairs, with kitchen and bathroom. Upstairs is a studio setup with the potential to enclose for a bedroom, and it also includes a single garage. Outside, you'll enjoy a large enclosed pool area and a secure workshop area accessible from both the primary residence and the granny flat. All of this is situated on a 657.6m<sup>2</sup> block. This property is brilliantly positioned at the end of a cul-de-sac, just 900m from Newcastle Technical College, approximately 1km from the Mayfield shopping district, and about 1.6km from Hamilton Train Station and Hamilton entertainment strip. With the opportunity for renovations to increase rental returns, or the potential to convert the primary residence into two units for three income streams (subject to council approval), this property offers excellent investment potential. Under the current set up, the property has an estimated rental return of \$1,310 per week. Water: \$915.72 approx. per annum Council: \$2,232 approx. per annum Disclaimer: The information contained in this advertisement is obtained from sources we believe to be reliable, however, we cannot guarantee its accuracy and completeness. We accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. Interested parties should make their own inquiries to verify the information contained in this advertisement. The information provided in this advertisement is intended to act as a messenger only in passing on details. Any personal information provided to us during the course of the campaign will be kept on our database for follow-up and to market other opportunities, unless instructed in writing to the contrary.