

**25 Sunderland St, Mayfield, NSW, 2304**

**House For Sale**

Friday, 9 August 2024



25 Sunderland St, Mayfield, NSW, 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ryan Gifford  
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Sarah Andrews

## Charming Character Filled Home

Behind the charming facade, this character filled home is much more expansive than its street presence suggests. Featuring high pressed metal ceilings and delightful features of yesteryear. Blending classic charm with modern convenience, this home boasts an open-plan living area that seamlessly extends onto a covered deck, perfect for entertaining.

As you walk through the gun barrel hallway, you will find three large bedrooms, each with its own unique charm. Two of the bedrooms feature fireplaces, while the front bedroom offers french doors that open onto the front porch, providing a peaceful retreat.

The property is positioned to make the most of the block, with ample room to the side of the house to create a garden or lawned area.

This home is a rare find, offering the perfect blend of historic charm and modern living. And with a train station and shopping precinct less than 600m away, the location couldn't be any more convenient.

### Features:

Retained period features

Large open plan living area

A/C in living room

Covered back deck

High ceilings throughout

Fireplaces in 2 bedrooms

Carport

Rates - \$553/quarter approx

Water - \$298/quarter approx (not including water usage)

Nearest train station (Waratah) - 280m

Mayfield Shopping Precinct - 650m

Woolworths - 600m

Waratah Public School - 1.1km

Callaghan College Waratah Campus (7-10) - 580m

Callaghan College Jesmond Senior Campus (11-12) - 3.5km

To receive a copy of the DIGITAL PROPERTY BROCHURE for this property, that contains a detailed fact sheet about the property, and where you can download a copy of the contract of sale, please SMS "25SUNDERLAND" to 0468 495 222.