

4/2 James St, Mayfield, NSW, 2304



House For Sale

Wednesday, 14 August 2024

4/2 James St, Mayfield, NSW, 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Matthew Nelson

Original Townhouse in the Heart of Mayfield's Booming CBD

Offering the perfect lifestyle or investment package, this original townhouse boasts a low-maintenance design while including a secure backyard and alfresco area to give its occupants a sunny spot to relax or potter outdoors. Location-wise, it's fantastic. From here you can access everything on foot, from local pubs and trendy cafes to supermarkets and retail stores - it's all at your fingertips.

As comfortable as it is functional, the dual-level design exhibits the perfect layout, placing the two bedrooms upstairs and the living areas downstairs. The top-floor bathroom boasts a separate shower and bath and a ground floor powder room adds daily convenience. Along with its good-sized backyard, you'll enjoy having a lock-up garage with indoor access and a parking bay for guests.

Moving ahead in leaps and bounds, Mayfield is experiencing incredible popularity thanks largely to its proximity to Newcastle CBD and hip inner-city suburbs. No lightweight itself, Mayfield boasts an ever-expanding food and live music scene, three major supermarkets, and a bustling retail strip amongst its attractions.

- ☑ A user-friendly floorplan offering immediate comfort and scope to modernise
- ☑ Move-in ready for owner-occupiers or a great property to add to an investment portfolio
- ☑ Open-style living and dining area featuring a tiled floor and exposed brick walls
- ☑ Tidy gas kitchen offering a clear view of the backyard – ideal to keep an eye on young children
- ☑ Both bedrooms are large and include a built-in wardrobe and ceiling fan
- ☑ Fantastic lifestyle setting near city-bound transport, 10 minutes to surf beaches
- ☑ Council Rates: \$1,667.42 Water Rates: \$878.61 Rental Potential: \$500 to \$530 pw

Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.