

45 Valencia St, Mayfield, NSW, 2304

wilton lemke stewart

House For Sale

Thursday, 5 September 2024

45 Valencia St, Mayfield, NSW, 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Put simply, charm, comfort & convenience combined

Step into a home where charming character meets modern convenience, right in the heart of one of Newcastle's hottest suburbs. Ornate plaster ceilings and freshly polished timber floors blend beautifully with the modern updates in the kitchen and bathroom. All three bedrooms are decked out with plush new carpet, and the split system air conditioning keeps things comfy year-round. When you're ready for some alfresco enjoyment, just push open the bi-fold door and step out into the neatly landscaped backyard and entertaining area.

Whether you're looking for a place to call home or a solid investment in a sought-after suburb, this property has you covered. Grocery runs are a breeze with Woolies and Aldi just 400m away, and for an easy commute, it's just a 10-minute stroll to Waratah station. Mayfield is buzzing with new cafes, and the local Stag and Hunter Hotel is known for its great bistro food and live music scene. Plus, you're only about 8 minutes from Newcastle city centre, under 12 minutes to Bar Beach, and around 9 minutes to the University of Newcastle, making this location a standout.

- Classic cavity brick home on low maintenance 324.6sqm block
- Air-conditioned lounge room with polished timber floors and ornate plaster ceiling
- Modern eat-in kitchen, gas cooktop, under bench oven, dishwasher
- Three bedrooms all with plush new carpet, two with ceiling fans
- Bathroom/laundry combo, frameless glass shower, separate w/c
- Off-street parking for one car, level backyard with shed
- Waratah Public School & St Philip's Christian College - 2.1km, Callaghan College - 1.4km, Corpus Christi Primary - 2.3km
- Newcastle CBD - 4.8km/9mins, Bar Beach - 6.7km/12mins

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