

**50 Braye Street, Mayfield, NSW 2304**

**LANE CAMPOS**

**House For Sale**

Tuesday, 23 April 2024

50 Braye Street, Mayfield, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 404 m2**

**Type: House**



Roland Campos  
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**AUCTION: \$700,000 - \$750,000**

Auction Location: ONLINE ONLY Discover a hidden gem where privacy meets paradise. This enchanting cottage, veiled by a private high fence and embraced by a lush front garden, is a sanctuary awaiting its next chapter. Best of all, this charming home sits on approx. 404sqm with coveted rear lane access. The heart of this home beats in the generous living and dining area. A luminous space where life's moments are celebrated under the caress of abundant natural light. This home is sitting ready to be adorned with your distinctive flair. Situated on a whisper-quiet street, yet a mere breath away from the lively pulse of Mayfield village, this home offers the ultimate balance of tranquillity and convenience. Step inside and let your story unfold - the potential here is endless. Highlights:-- Approx. 404.7m<sup>2</sup> block: level and fully fenced-- Freshly painted and new carpet throughout-- Generous light-filled lounge-- Dining room flowing from the living zone-- Large kitchen with plenty of bench space and gas cooking-- Updated family bathroom-- Separate laundry with W.C-- Entertaining deck overlooking the rear garden-- Rear lane access to double carport Here and there:-- School catchment: Waratah Public School 23min walk (1.6km), Callaghan College Waratah Campus 14min walk (1km)-- T.A.F.E Newcastle Campus: 10min walk (800m)-- Purdue Park: 9min walk (650m)-- Waratah Park: 13min walk (1km)-- Silsoe Street Community Gardens: 12min walk (850m)-- Waratah Village: 20min walk (1.4km)-- Maitland Road café and retail hub: 9min walk (650m)-- Newcastle CBD & beaches: 14min drive (6.7km)-- Approx. weekly rental return: in the vicinity of \$620 - \$650-- Approx. council rates per quarter: \$556-- Approx. water rates per third: \$295 (not incl. usage) For more information, please contact Roland or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.