

# 61 Fawcett Street, Mayfield, NSW 2304

## House For Sale

Wednesday, 19 June 2024

61 Fawcett Street, Mayfield, NSW 2304

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 304 m2**

**Type: House**



Matt Thompson  
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## Guide \$750,000

Tucked away behind neat hedgerows and set within low maintenance gardens in one of Mayfield's best streets, sits this gorgeous 1920's single-gabled Edwardian-style cottage, affording a rare opportunity to step into this popular suburb in style. Offering an escape back in time, yet presented with every modern amenity, this home showcases all there is to love about heritage architecture. When you step inside from the sweet front verandah you will discover towering ceilings, polished timber floors and the welcoming sense of space this era presents. The two charming double bedrooms are located at the front, each featuring ceiling fans and large floor-to-ceiling built-in robes, with additional built-in shelving in the second bedroom. Continuing further down the hallway you'll reach an inviting living room with picture rails and air-conditioning, complemented by an ornate Jetmaster tile-encased cast-iron fireplace with a mirrored timber mantle. Adjoining, a sizeable open plan kitchen and dining area includes a glossy kitchen equipped with water-fall edged stone benchtops and stainless-steel appliances. Lastly, find a family bathroom, including a shower over the bath and euro-laundry. You'll love the seamless integration from the living areas to the spacious rear deck, which makes the perfect spot to watch over children and pets with a cuppa in hand. The backyard is fully fenced and includes lush lawns fringed with flowering camellias for privacy. At the rear, the perfect man-cave awaits - large shed with workshop. This space affords extended space for year-round entertaining and ample room for tinkering. Considered "very walkable" according to Walkscore.com, this address lets you live the ultimate Mayfield lifestyle just a stone's throw from all the action! Whether you like to surf at Newcastle's famous beaches, cheer on the Knights or Jets, or indulge in the foodie scene of Beaumont St and Darby St, it's all within easy reach. You have a choice of three supermarkets nearby, as well as an abundance of opportunities for the kids, including good schools, the aquatic centre and after school sports. Commuters will also appreciate the easy access to major arterial routes from this quiet street. With its combination of old-world charm and contemporary conveniences, this heritage home is sure to capture your heart. Don't miss out on this prime location in the heart of Mayfield... inspect today!

Features include:- Gorgeous 1920's single-gabled Edwardian-style cottage, in one of Mayfield's best streets. - Large living room with air-conditioning and ornate Jetmaster cast-iron fireplace with mirrored timber mantle.- Modern, glossy stone-topped kitchen, gas-equipped, with stainless steel appliances and plenty of storage.- Two large bedrooms, each featuring ceiling fans and floor-to-ceiling built-in wardrobes.- Bright family bathroom with shower over bath, and euro laundry.- Enjoy two lovely outdoor living areas, including the sweet front verandah and spacious rear deck for relaxation and entertaining.- Lush lawned yard, fully fenced, and framed by flowering camellias.- Man-cave, ideal for tradies, with ample room for all-weather entertaining and tinkering in the workshop.- Popular central location, near amenities, the pool, supermarkets and offering easy commuter links. To find out more about this property contact Matt Thompson 0411 737 232 and James Almond 0412 531 726

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