

9 Hart Street, Mayfield, NSW, 2304

LANE CAMPOS

House For Sale

Tuesday, 10 September 2024

9 Hart Street, Mayfield, NSW, 2304

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Roland Campos
0249676770

The Classic Home With So Many Extras

Behind the traditional façade, this substantial family home surprises with its space and versatility. With a smart design of an original three-bedroom cottage, the largest garaging you may ever see, and a self-contained loft apartment, 9 Hart Street is the ultimate lifestyle property.

Whether you are after a home that provides effortless multi-generational living, an ability to earn additional income from a self-contained apartment, or the perfect work-from-home space, this property delivers on all fronts, plus more.

In terms of modern lifestyle options, this home provides its new owner with vast off-street parking, a two-person lift to an upstairs apartment above the garage, and the ultimate lifestyle swim-spa with motorised cover. Everything is literally at the push of a button.

Peacefully positioned in a wide, tree-lined street, it is moments from the Newcastle Harbour and Foreshore and the popular café scene of Maitland Road and Beaumont Street.

Main home:

- Approx. 461.6m² fully fenced block
- Three bedrooms: all with built-in robes
- Swim spa with motorised lid/canopy
- High ornate ceilings, polished timber floors, decorative fireplace
- Light-filled lounge at the front of the home
- Modern, renovated kitchen with ample storage, 900mm gas cooker and stone benches
- Dining room with sliding doors to the alfresco and rear garden
- Family bathroom with bathtub
- Split system air conditioning
- Second bathroom adjoining deck and entertaining area
- Full fenced easy-care back and front yard
- Double garage: access through to rear yard, plus workshop area at the back
- Double carport: with extra roof height to accommodate a caravan

Apartment:

- Built 2017
- Electric lift: from garage to apartment, accommodates wheelchair or two people
- Separate entrance: modern, spacious hallway, perfect for privacy
- Spacious kitchenette with loads of storage, quality appliances and stone benchtops
- Built-in custom cabinetry throughout: banquet seating with storage, TV unit in lounge room, desk and shelving, China cabinet
- Large bedroom with built-in robe plus additional drawers and cupboard
- Modern bathroom
- Split system air conditioning
- Built-in fold-out wall bed in dining area: perfect for visitors, disguised by custom made cabinetry

Here and there:

- School catchment: Waratah Public School 5min drive (2.2km), Callaghan College Waratah Campus 16min walk (1.2km), Callaghan College Jesmond Senior Campus 10min drive (5.6km)
- Purdue Park: 2min walk (130m)
- Silsoe Street Community Garden: 7min walk (500m)
- Maitland Road café and retail strip: 11min walk (800m)
- Dangar Park and Mayfield Swimming Centre: 13min walk (1km)
- TAFE NSW: 13min walk (950m)

-- Newcastle CBD & beaches: 14min drive (5.8km)

-- Approx. weekly rental return: As a single residence - In the vicinity of \$850

Apartment only - In the vicinity of \$450

-- Approx. council rates per quarter: \$530

-- Approx. water rates per third: \$306 (not incl. usage)

For more information, please contact Roland or Toby on 4967 6770.

Disclaimer:

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