

**1/26 Werribi St, Mayfield West, NSW, 2304**

**Unit For Sale**

Friday, 16 August 2024

**GREEN<sup>ST</sup>**  
PROPERTY

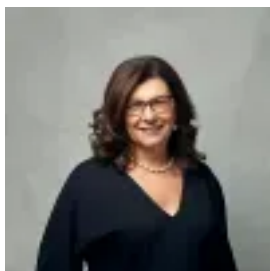
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Anne Alexander

## The One You've Been Waiting For

Whether you're looking for your first home or one that will allow you to downsize, 1/26 Werribi St, Mayfield West is definitely worthy of your inspection. This neat and tidy property could be a 3 bedroom home or 2 bedrooms with 2 living rooms, it's your choice. Light and bright, this villa has been freshly painted, has new carpet and blinds and is move in ready.

- \* Lock up and go lifestyle featuring garage with internal access and off-street parking for another vehicle
- \* Large bathroom with separate toilet
- \* Professionally painted throughout
- \* Good quality new carpet and new blinds to bedrooms/2nd living area
- \* Handy location in Mayfield West with a park across the road.
- \* Private from the street and quieter than you'd think
- \* Absolutely move in ready now with the potential to add value in the future to the kitchen and bathroom
- \* Separate laundry
- \* Zoned for Mayfield West Public Primary School, Callaghan College, Waratah and Callaghan College Senior Campus, Jesmond
- \* Close proximity to restaurants, hotels and shopping facilities in Mayfield

Council Rates: \$1,729 pa, Water Rates: \$804 pa plus usage

Strata Levies: \$3,006 pa

We don't believe this one will last on the market for long so early inspection is recommended.