

4/58 Ingall Street, Mayfield, NSW, 2304



Villa For Sale

Wednesday, 25 September 2024

4/58 Ingall Street, Mayfield, NSW, 2304

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Ryan Gifford



Sarah Andrews
0468495222

Charming Low Maintenance Living in an Ultra Convenient Location

This beautifully presented, low-maintenance home is Ideally located close to all amenities. Including Mayfield Pool, Mayfield Bowling Club and Dangar Park all on the same street.

This home offers easy living with everything you need right at your doorstep. Step inside to a light-filled dining and living area that creates a warm, welcoming atmosphere. The living space benefits from direct access to the courtyard, allowing for cross-flow breezes throughout the home. The sunny eat-in kitchen, just off the living area, is perfect for casual meals and flows seamlessly to the north-facing courtyard, ideal for outdoor dining and relaxation.

Featuring two bedrooms, both with ceiling fans and built-in wardrobes, you'll enjoy year-round comfort and ample storage. The tidy bathroom is complemented by a separate toilet for added convenience.

A single garage with internal access adds further practicality, making this home a fantastic option for those seeking an easy-care lifestyle. And with a bike path that takes you all the way to Nobbys beach only a few hundred metres from the end of the street, the cyclists are catered for.

Don't miss this opportunity to secure a home that offers both style and substance, and in the heart of Mayfield where you can enjoy all it has to offer. Perfect for first-home buyers, downsizers, or savvy investors alike.

Features:

- A/C in living area
- Single garage with storage and internal access
- Light-filled dining and living area
- Sunny north facing courtyard
- Gas bayonet point in living room
- Strata Fees - \$715/quarter
- Rates - \$425/quarter approx
- Water - \$300/quarter approx (not including water usage)
- Potential Rent - \$560 per week
- Mayfield Shopping Centre - 1.1km
- Mayfield Pool - 500m
- Mayfield Bowling Club - 450m
- Dangar Park - 650m
- Nearest train station (Waratah) - 2km
- Mayfield East Public School - 230m
- Callaghan College Waratah Campus (7-10) - 1.9km
- Callaghan College Jesmond Senior Campus (11-12) - 4.8km

To receive a copy of the DIGITAL PROPERTY BROCHURE for this property, that contains a detailed fact sheet about the property, and where you can download a copy of the contract of sale, please SMS "4/58-60 Ingall" to 0468 495 222.