

4/70 Carrington St, Mayfield, NSW, 2304

LANE CAMPOS

Villa For Sale

Wednesday, 14 August 2024

4/70 Carrington St, Mayfield, NSW, 2304

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa

The Village Location of Opportunity

Are you ready to embark on a smart investment journey, seeking the perfect starter home, or looking to downsize with style? Look no further! This gem of a property is poised to captivate your senses and pique your interest.

Nestled in the heart of convenience, this charming home is discreetly positioned at the back of this small and neat complex. Embrace the essence of village life with local cafés, lush parks, and village life all just a leisurely stroll away - location has never been so perfect!

Don't let its modest façade fool you; this classic abode is brimming with comfort and boasts an outdoor area that's sure to enchant.

Highlights:

- Three bedrooms - all with built-in robes
- Main bedroom with ensuite
- Ducted air conditioning
- Open plan kitchen and dining - flowing through sliding glass doors to the outdoor entertaining space
- Three-way bathroom with bathtub and separate W.C
- Light-filled living room
- Generous covered alfresco and sunny courtyard
- Separate laundry
- Double garage with remote door and internal access

Here and there:

- School catchment: Mayfield East Public School - 8min walk (550m), Callaghan College Waratah Campus - 6min drive (3km), Callaghan College Jesmond Senior Campus - 12min drive (6.5km)
- San Clemente High School: 8min walk (550m)
- Mayfield Park: 3min drive (1.4km)
- Balance Gym & Aquatic Centre: 14min walk (1km)
- Mayfield café and retail strip: 13min walk (1km)
- Avon Street playground: 14min walk (1km)
- Newcastle CBD and beaches: 10min drive (5.2km)
- Waratah Station: 5min drive (2.5km)

- Approx. weekly rental return: currently returning \$670 with a lease till January 2025
- Approx. council rates per quarter: \$420
- Approx. strata rates per quarter: \$869
- Approx. water rates per third: \$255 (not incl. usage)

For more information, please contact Dave or Damian on 4967 6770.

Disclaimer:

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