

11 Burnett Street, Mayfield West, NSW, 2304

House For Sale

Friday, 13 December 2024

LISA·MACKLIN
PROPERTY

11 Burnett Street, Mayfield West, NSW, 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Beautiful Character Home Matched by a Booming Location

Renovated throughout to provide a stylish character home with quality inclusions and a low-maintenance single-level layout, this charming cottage has been presented in a way that enhances natural light and shows-off its heritage. The property is bright and classy, featuring three bedrooms, a gorgeous living room, and a modern kitchen and bathroom that won't need touching for years. A spacious rear deck is accessed via double French doors from the back sunroom and overlooks a good-sized yard, allowing you to spill out onto the lawn when entertaining. An added bonus is an extra paved area perfect for storage, a BBQ or smoker located discreetly behind the garage. Delivering plenty of rewards for the lifestyle buyer, 11 Burnett Street has local shops a stroll away and Mayfield's booming CBD within 1500m, giving you access to three major supermarkets, retail stores and plenty of diverse dining options.

- Charming character home framed by a picket fence, keeping the yard secure
- Modernly renovated and enhanced by picture rails, dado boards, high ceilings and timber floorboards
- Central lounge room plus a beautiful rear sunroom/dining room opening out to the deck
- Timber-topped kitchen featuring neutral cabinetry, subway tiling and a 900mm s/steel oven with gas hob
- Three bedrooms, two genuinely double-sized and fitted with built-in robes
- Fully tiled bathroom boasting a spacious walk-in shower, a frameless shower screen and a glossy finish
- Dedicated laundry room offering great storage and a handy second toilet
- Split-system air-conditioning units backed up by cooling ceiling fans
- Generous backyard – laser-level, covered in lawn and catching sunshine should you wish to add gardens or veggie patches
- Deep driveway leads to a lock-up single garage and attached single carport
- Embrace the charm of Mayfield West and experience a life that combines the best of urban living with a strong sense of community

Council Rates: \$2,348 PA Approx

Water Rates: \$926 PA + Usage Approx

Rent Potential: \$640 - \$680 PW Approx

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