

23 Barton Street, Mayfield, NSW, 2304

Street Property.

House For Sale

Saturday, 23 November 2024

23 Barton Street, Mayfield, NSW, 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Period charm, modern appeal with effortless connection to Zen-like gardens

Prepare to fall head over heels for this stunning period home that proudly showcases its c.1890 heritage. Once thought to have been a schoolhouse, it retains all the character you'd hope for, think intricate fretwork, timber-lined walls, original sash windows, and striking black Japan-stained timber floors. Soaring 12-foot ceilings bring an air of grandeur and space, while modern touches like sophisticated wallpaper and blackout curtains create the perfect blend of old-world charm and contemporary style.

The layout has been thoughtfully reimagined for modern living, with a light-filled lounge and dining area seamlessly flowing outdoors. The brand-new kitchen is a showstopper, boasting quality appliances, a discreet walk-in pantry, and a clever pop-out window. Three generously sized bedrooms deliver timeless appeal, all serviced by a stylish, full-size bathroom. Whether you're hosting friends on the side deck or unwinding in the serene Japanese-inspired garden, this home is all about relaxation and tranquillity. A cosy wood fire, air-conditioning, and secure off-street parking complete the picture.

Just over 10 minutes to Newcastle, with easy access to major roads, you'll find everything you need close by. Proximity to Hunter Christian School, San Clemente, and Mayfield West Public make school runs effortless. With supermarkets, cafes, and three pubs close by on Maitland Road, day-to-day living couldn't be any easier.

- Private 303.5sqm block, R3 zoning
- Secure single carport with remote gate opening
- Split system a/c, plush new carpet, ceiling fans in all three bedrooms
- Open plan living with 3.75m ceiling, elegant pendant light, stained glass window, a/c and wood fire
- Kitchen with gas cooktop, double oven, stone benches, plumbing for fridge, dishwasher
- Full-size bathroom with deep bath and shower, laundry cupboard
- Smart home technology for lights
- French doors offer seamless connection to deck and Zen-like gardens

Council Rates: \$570 per quarter

Water Rates: \$298.64 + Usage per quarter

Estimated Rental Return: \$700 - \$750 pw

DISCLAIMER

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.