

**50 Maitland Road, Mayfield, NSW, 2304**

**Raine&Horne.**

**Sold House**

Saturday, 7 December 2024

50 Maitland Road, Mayfield, NSW, 2304

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**

## Unique Freehold Mixed-Use Investment Property in Prime Location

- Total Land area - 256m<sup>2</sup> approx.
- Total Lettable area - 360m<sup>2</sup> approx.
- Residences/offices - 120m<sup>2</sup> approx.
- Garage/storage - 240m<sup>2</sup> approx.
- Zoning - R4 High Density Residential - Newcastle LEP 2012

Versatile freehold property that includes both residential & commercial leasing or live in opportunities. This distinctive three-level building offers an ideal opportunity for savvy investors, or those seeking a live-work lifestyle. With its prime inner city main road location and flexible layout, this property is a rare gem waiting to be discovered.

On the ground level there is a huge oversized commercial garage ideal for all types of businesses which can be accessed via Myola Street (rear lane to Maitland Road via Silsoe Street). This garage area is perfect for workshops, storage, or even retail space and offers endless possibilities for many business owners.

On the street level the middle floor features a generous one-bedroom self-contained apartment, complete with living area, kitchen, and bathroom. Ideal for singles or couples, this cozy space is designed for comfortable living or the convenience of living where you work.

The upper third level with its own street access boasts two bedrooms, a well-appointed kitchen, and bathroom. This apartment enjoys the luxury of space and privacy, making it perfect for a young family, couples or individuals looking for extra space in their accommodation.

The property is situated in the heart of the Eastern end of Maitland Road Mayfield and enjoys easy access to local retail shops (Coles & Woolworths), popular pubs, cafes, restaurants, sought after schools, parks and public transport, enhancing your daily convenience.

Whether you're an investor looking for rental income, a business owner seeking a storefront or somewhere you can combine work and home, this property caters to all diverse needs. This property is move-in ready, allowing you to start your business or settle into your new home without delay.

Don't miss this opportunity to own a property that offers the best of both worlds - commercial potential and residential comfort. Discover the endless possibilities that await you at 50 Maitland Road, Mayfield!

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