

**6 Thornton Avenue, Mayfield West, NSW, 2304**

**LANE CAMPOS**

**House For Sale**

Wednesday, 15 January 2025

6 Thornton Avenue, Mayfield West, NSW, 2304

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 600 m2**

**Type: House**



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## The Stylish Family Oasis

This exquisitely updated home exudes modern elegance intertwined with charm from a bygone era. Designed to delight, the open plan living and dining spaces flow effortlessly onto a serene deck surrounded by greenery, a seamless blend of indoor and outdoor living. Entertaining is a breeze with a kitchen that any home chef would be proud to call their own, with a large six burner gas cooktop, sleek cabinetry, quality appliances and a spacious island bench its perfect for casual get togethers and classy dinner parties alike. Set in a tranquil street, mere moments from Mayfield's bustling shopping precinct, this home is a sanctuary of convenience and beauty. Immerse yourself in the vibrant local scene with nearby schools, parks, and cafes, or take a short drive to Newcastle's pristine beaches and dynamic CBD. A fabulous family home not to be missed!

**Highlights:**

- Four bedrooms each with built in robes
- Split-system air conditioning in main living area and main bedroom
- Ceiling fans in 3 bedrooms and dining room
- Bayonets for gas heating in front living and open plan area
- Two spacious garages, one with drive-through access
- Entertaining deck and manicured, low maintenance gardens
- Quality, stainless steel kitchen appliances
- Solar system
- Remote controlled, electric sliding gate

**Here and there:**

- School catchment: Mayfield West Public School: 7min walk (500m), Callaghan College Waratah Campus: 5min drive (2.5km), Callaghan Campus Jesmond Senior Campus: 8min drive (4.2km)
- Stevenson Park Playground: 6min walk (400m)
- Mayfield West Bowling Club: 1min walk (110m)
- Woolworths Warabrook: 12min walk (850m)
- Maitland Road retail and café precinct: 11min walk (800m)
- Hunter Christian School: 18min walk (1.3km)
- University of Newcastle: 5min drive (2.6km)
- Calvary Mater Hospital: 23min walk (1.6km)
- Newcastle CBD & beaches: 16min drive (9.5km)
- Warabrook train station: 3min drive (1.7km)

- Approx. weekly rental return: in the vicinity of \$850 - \$900

- Approx. council rates per quarter: \$567

- Approx. water rates per third: \$300 (not incl. usage)

For more information, please contact Roland Campos or Toby Wilson on 4967 6770.