

**74 Roe St, Mayfield, NSW, 2304**

**LANE CAMPOS**

**House For Sale**

Tuesday, 24 December 2024

74 Roe St, Mayfield, NSW, 2304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



**Damian Rafty**  
0249676770



**Dave Lane**  
0249676770

## The Inviting Oasis

Our office is currently closed for the festive season. This property is for sale however we won't be able to show you through it until we reopen. The first inspection will be on Saturday, 11th January.

For information including inspection times, pest/building reports, contract and all the important facts and figures, please send us an online enquiry and we will send you through all of the details.

Masterfully transformed to embrace space and sunlight, this beautifully curated home stands as a true urban sanctuary in the vibrant heart of Mayfield.

Bathed in natural light, the interior unveils a clever, open design complemented by a soothing neutral palette that radiates comfort and calm. Thoughtfully zoned for effortless living, the home flows seamlessly to an oversized sun-drenched entertaining deck, framed by lush greenery - an inviting oasis for gatherings or quiet relaxation.

Perfectly positioned for ultimate convenience, this gem is footsteps from bustling shops, and popular cafés. With Waratah Station just a short stroll away and rapid access to the CBD, this residence offers the perfect balance of urban energy and laid-back living. The perfect set and forget investment!

### Highlights:

- Three bedrooms - all with robes
- Sunny lounge room, overlooking the front garden
- Separate dining room - flowing through sliding glass doors to the alfresco
- Well-appointed kitchen with gas cooking
- Air conditioning
- Lush, low maintenance garden - fully fenced and private
- Side access to carport parking

### Here and there:

- School catchment: Waratah Public School - 4min drive (1.7km), Callaghan College Waratah Campus - 16min walk (1.1km)
- Purdue Park: 6min walk (450m)
- Mayfield retail precinct: 9min walk (700m)
- Silsoe Street Community Garden: 10min (750m)
- Waratah Oval: 13min walk (900m)
- Newcastle CDB & beaches: 14min drive (6.6km)
- Waratah Village: 21min walk (1.5km)
  
- Approx. weekly rental return: in the vicinity of \$670 - \$690
- Approx. council rates per quarter: \$573
- Approx. water rates per third: \$300 (not incl. usage)

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

### Disclaimer:

All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.