

90 Myall Road, Cardiff, NSW, 2285

House For Sale

Wednesday, 20 November 2024

90 Myall Road, Cardiff, NSW, 2285

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

Ideal Family Home with Spacious 2-Bedroom Granny Flat for Extra Income

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com

Reluctantly offered for sale after 33 wonderful years, this immaculately maintained family home has been lovingly updated over time, with many recent enhancements. Set on a generous block, the property comprises a spacious 3-bedroom family home and a contemporary 2-bedroom granny flat, offering flexible living options for a range of buyers.

As you enter, the sunlit entryway welcomes you into the spacious living areas, starting with a bright sunroom offering a cozy, all-weather space to relax or entertain. The adjoining air-conditioned living room flows effortlessly into a modern kitchen with stone countertops and stainless-steel appliances, which then transitions into the large family room. Each of these spaces is perfect for bringing everyone together, while offering enough room for individual hobbies and activities. Additional comforts include a wood-fire heater, air-conditioning, and gas bayonets, ensuring year-round climate control.

The home offers three generously sized bedrooms, two of which are equipped with built-in wardrobes, while the third has private access to the back verandah, making it an ideal space for a home office or a teenager's retreat. The bathroom has been stylishly updated with a freestanding bath and separate shower, while the laundry includes a second convenient powder room.

Outside, a north-facing covered timber deck extends the living space and provides a peaceful spot to unwind with a glass of wine while enjoying the elevated treetop views and keeping an eye on the kids as they play on the lush lawns below. The expansive yard includes a single garage and neat, low-maintenance garden beds. There is plenty of potential to divide the space between the two properties, while still leaving room for a pool (STCA) or further landscaping.

For investors or those seeking extra income to help with the mortgage, the contemporary 2-bedroom granny flat, built just 6 years ago, offers a stylish, self-contained living space. With two spacious bedrooms, a large, air-conditioned living area, a modern kitchen with a dishwasher and gas cooktop, and a well-appointed bathroom with a separate laundry and powder room, this abode provides excellent rental potential. The current tenant is reliable and would be happy to stay, making this a hassle-free investment opportunity.

Families will appreciate the close proximity to schools, with Garden Suburb Public School and Cardiff High School both within walking distance. All your grocery needs are met at Cardiff Village, while for further shopping, both Westfield Kotara and Charlestown Square are just a short drive away. Medical professionals will appreciate the easy access to both the John Hunter and Newcastle Private Hospitals, while commuters will enjoy the convenience of Cardiff Station, as well as quick access to the Newcastle Bypass and Link Road, connecting you to major arterial routes.

A wonderful place to raise a family, this home now stands ready for its next chapter, offering an incredible opportunity for the next lucky owner. Whether you're a single or multi-generational family seeking the perfect place to call home, a downsizer looking for an additional income stream, or an astute investor in search of strong rental potential, this home is a must-see.

Features include:

Main Home:

- Immaculately presented and maintained, this family home has been cherished by the same owners for the past 33 years.
- Two living areas include a spacious main living area with an adjoining sunroom, plus a large family room featuring a wood heater. Both living areas are equipped with air-conditioning and gas bayonets for year-round comfort.
- Contemporary kitchen with Caesarstone benchtops, breakfast nook, and a large corner pantry. Equipped with a stainless-steel dishwasher, Westinghouse oven, 4-burner gas cooktop, and rangehood – perfect for the avid chef in the family.
- Three good-sized bedrooms include two with built-in wardrobes. The third offers access to the back verandah, making it

ideal for teenagers or those in need of a private office space.

- Stylishly renovated bathroom, fully tiled with a separate shower, freestanding bath, and modern fixtures.
- Good-sized laundry, linen cupboard, and a convenient extra powder room for guests.
- Bonus features: Insulated sunroom with brand-new windows, updated window coverings throughout, re-clad exterior for low-maintenance living, and a covered timber alfresco deck, built only 14 months ago, offering tranquil treetop vistas.

Granny Flat:

- Two generous bedrooms, each with built-in wardrobes.
- Large, air-conditioned living area, perfect for relaxation or entertaining.
- Contemporary kitchen with stainless steel oven, gas cooktop, and dishwasher.
- Modern bathroom, separate laundry, and two toilets for added convenience.

Property:

- Spacious yard with ample room to create a dividing fence between the two properties while still leaving enough space for the main home to keep the kids play equipment and add a pool (STCA).
- Single garage for covered parking and additional storage.
- Walk to local schools, Cardiff Village shops, and public transport. Quick access to Westfield Kotara, Charlestown Square, and major roads including the Newcastle Bypass and Link Road.

Outgoings:

Council rates: \$2,345.6 approx per annum

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