

3/65 Downie Street, Maryville, NSW, 2293



Townhouse For Sale

Wednesday, 13 November 2024

3/65 Downie Street, Maryville, NSW, 2293

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Waterside Living Meets Urban Convenience In Sophisticated Townhouse

This stunning three-bedroom townhouse, in the sought-after Velocity complex on the edge of Throsby Waters, isn't just a home, it's your ticket to a relaxed lifestyle where you can easily launch your kayak for a morning paddle or take a scenic walk along the harbour all the way to Nobbys Beach.

The clever layout has the distinct lounge and dining areas anchored by a contemporary kitchen that steals the show with its sleek stone benchtops and premium Smeg appliances. Just slide open the glass doors and step onto your private deck and sun-soaked courtyard, the perfect spot for your morning coffee or weekend barbecues with friends. Upstairs, you'll find three generous bedrooms, all with built-ins, and two fully tiled shower bathrooms. Back downstairs, the laundry boasts oodles of storage and handy third w/c.

Location? It doesn't get much better than this! Pop around the corner to the Maryville Tavern for a cold one after work or start your day right with fresh sourdough and fresh coffee from Uprising Bakery. If you fancy a bit more action, Beaumont Street's buzzing café scene is just a 10-minute walk away, and you're minutes from both the city centre and Newcastle's famous beaches.

If you want the perfect blend of lifestyle and location, this could be exactly what you're looking for!

- Complex of 31 architect designed townhouses quality built by award-winning Mavid Construction
- Secure carport on entry, private paved courtyard at the rear for alfresco enjoyment
- Open plan kitchen/dining with stone benches, Smeg gas cooktop, wall oven, microwave, semi-integrated dishwasher, large appliance cupboard with pocket doors
- Spacious lounge room seamless access to courtyard for alfresco entertaining
- Bathroom and master ensuite each with shower, face level storage and in-wall toilets
- Laundry with powder room and an abundance of storage on ground floor
- All three bedrooms fitted with built-in robes
- 600m to Tighes Hill Public School, 5 minute walk to dog-friendly Islington Park

Outgoings:

Water: *\$795pa + usage

Council: *\$1,628pa

Strata: *\$2,524pa

* approximates only

(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)