



22 Scholey Street, MAYFIELD, NSW 2304

Classic Mayfield Charm with Space, Sun and Character

Welcome to this charming family home in the heart of Mayfield, offering space, character and comfort in one of Newcastle's most popular suburbs. Featuring three king-size bedrooms, a central lounge room with a beautiful period fireplace, and a generous north-facing sunroom that fills the home with natural light. With side driveway access leading to a single garage and carport, this home perfectly combines convenience with classic appeal.

Step inside and you'll immediately feel the warmth and character this home offers. The kitchen and meals area sit at the heart of the home, perfectly positioned for family gatherings, while the spacious sunroom provides a relaxing spot to unwind and enjoy the northern light. A level backyard offers plenty of space for children and pets, and the covered front porch creates a welcoming entry. With its easy flow, practical layout, and timeless charm, this is a home that's ready to be loved for years to come.

Close to several well-regarded schools Waratah Public School (4 mins), Callaghan College Waratah Campus (3 mins), and the University Callaghan Campus (9 mins). Multiple shopping choices include Waratah Village Shopping Centre (5 mins). Points of interest include McDonald Jones Stadium (5 mins), Calvary Mater Hospital (5 mins), John Hunter Hospital and Newcastle Private Hospital (15 mins), while being an easy drive from Newcastle's CBD.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 92P1349

SALE DETAILS

Guide \$990,000 to \$1,050,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

The features of this property are as follows:

- 3 King Bedrooms
- Laminate Kitchen
- Meals Area
- Neat Bathroom with Shower in Bath, Basin & Toilet
- Formal Lounge Room with Fireplace
- Sunroom / Family Living
- Laundry
- Freestanding Single Garage with attached Carport
- Covered Entry Porch
- Ceiling Fans
- High Ceilings
- Close to Shops, Schools and Transport
- 445msq block

Potential Rent - \$730 per week.

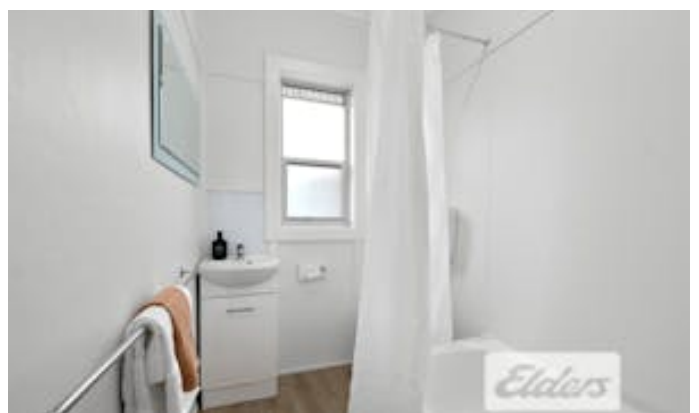
Water Rates - \$323.94 + usage per third.

Council Rates - \$638 per quarter.

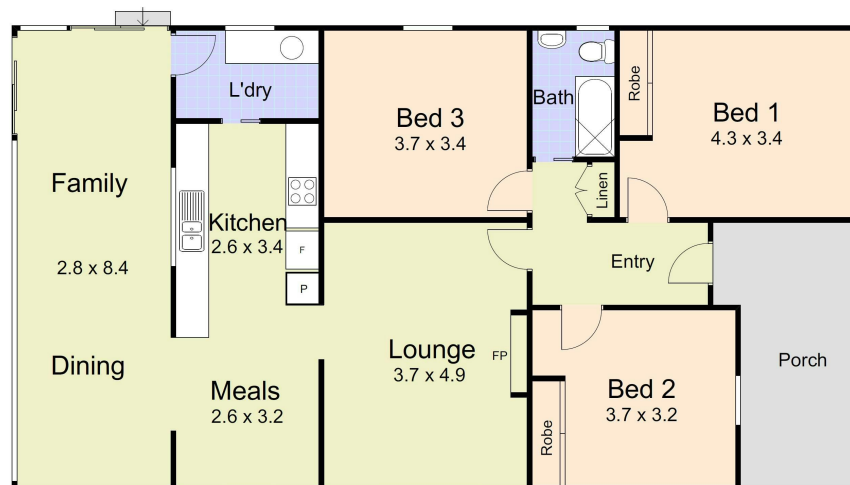
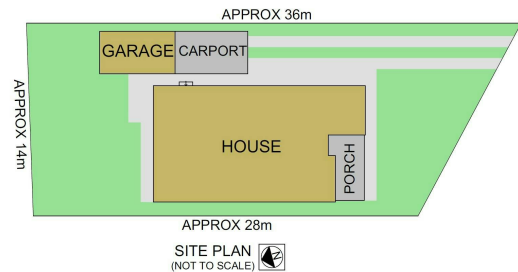
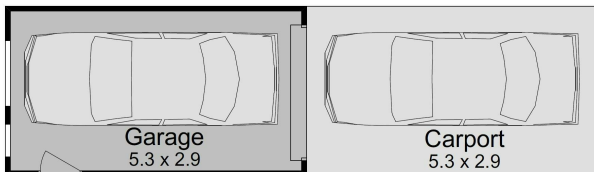
A copy of the contract for sale is available for your information.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Toilet Facilities

- Land Area 445.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport

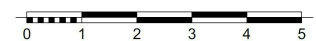






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House Internal Area Approx: 115m²



Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.