

# FOR SALE

## OPEN HOME CANCELLED - UNDER OFFER \$880,000

OneThreeProperty | @Realty is proud to present yet another golden opportunity to market.

Your new home in the charming and vibrant suburb of Mayfield, NSW. Nestled in the heart of this sought-after postcode, this house is a blank canvas that provides the opportunity to add your own flair. With 3 spacious bedrooms, 1 bathroom, and secure off-street parking, this property is perfect for families, couples, or individuals looking for a place to call their own.

With a land size of 309 square meters, this property is perfect for those who want a low-maintenance lifestyle without compromising on space. The fully fenced yard provides a safe space for the kids and pets to run and play.

all whilst being located so central to everything you need right at your doorstep. Trendy cafes and restaurants to shopping and recreational facilities, this vibrant suburb offers a convenient and fulfilling lifestyle. You'll also have easy access to public transportation, making your daily commute a breeze. And with the bustling city of Newcastle just a short drive away, you'll have endless opportunities for entertainment and adventure.

The property is currently tenanted at \$650.00 per week till 15/11/24, giving you the option to move in right away, or add to your investment portfolio and reap the rewards of future capital growth.

Rent Appraisal: \$650 to \$680/wk  
Rental status: Currently tenanted \$650/wk till 15/11/24 (can be sold vacant possession)  
Rates: \$563.34/qtr  
Zoning: R2 Low density residential  
Building height: 8.5m  
FSR: 0.75:1  
Flood: Not Affected  
Fire: Not Affected

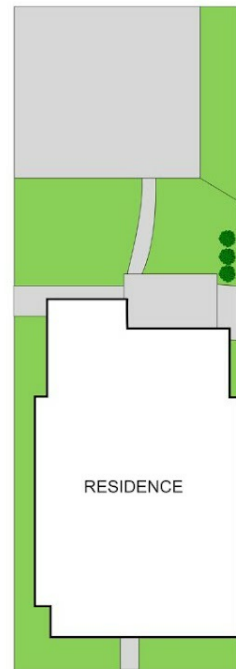
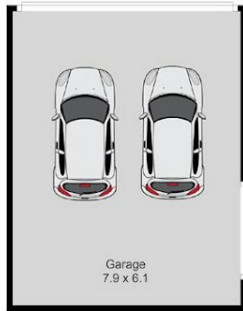
3 BED | 1 BATH | 1 CAR

PRICE:  
\$880,000

OPEN FOR INSPECTION:  
N/A



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## 64 Barton St, Mayfield

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.