



## Charnwood, 57/42 Lhotsky Street

### Downsizer's Dream

Welcome to your new home at 57/42 Lhotsky Street, Charnwood. This delightful single-level residence offers comfortable and convenient living, perfect for downsizers or first-time home buyers.

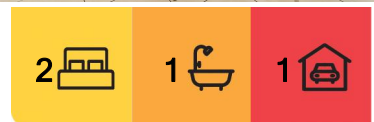
Featuring two bedrooms, one bathroom, and a convenient single-car garage with internal access, this property boasts both practicality and comfort. Say goodbye to stairs and hello to easy living!

Nestled in a peaceful complex, you'll find everything you need just a short stroll away. Enjoy the convenience of local shops, where you can pick up groceries or indulge in a leisurely coffee. With public transport options nearby, commuting is a breeze, while families will appreciate the proximity to schools.

Spend your weekends relaxing in the low-maintenance courtyard, perfect for entertaining



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$519,000+

**View**  
[ljhooker.com.au/1GRYF9U](http://ljhooker.com.au/1GRYF9U)

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**EER** ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

guests or simply soaking up the sunshine. With minimal upkeep required, you'll have more time to enjoy the things you love.

Don't miss out on the opportunity to make this charming property your own. Schedule a viewing today and start envisioning your future in this welcoming Charnwood community.

Features:

- 222m<sup>2</sup> block
- 88m<sup>2</sup> of living
- 20m<sup>2</sup> of garaging
- Internal garage access
- Two-way bathroom
- Master bedroom with walk-in robe
- Second bedroom with built-in robe
- Short walk to Charnwood Primary School

Rates: \$2,052 p.a. approx.

Land Tax: \$2,565 p.a. approx.

EER: 6.0

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## More About this Property

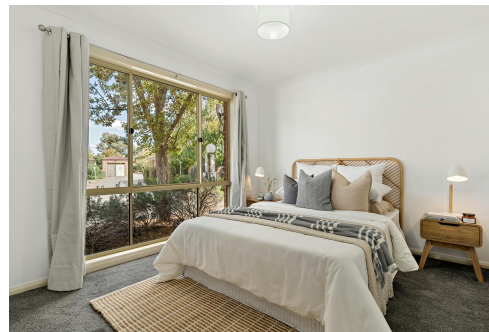
<b>Property ID</b>	1GRYF9U
<b>Property Type</b>	Unit
<b>House Size</b>	88 m <sup>2</sup>
<b>Land Area</b>	222 m <sup>2</sup>
<b>EER</b>	6

**Eoin Ryan-Hicks 0424 042 419**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

57/42 Lhotsky Street, Charnwood

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