

23 Clarice Street, Lithgow

## You Little Beauty

Offering plenty of character with an attractive bull nose veranda and timber lined ceilings, along with a desirable position within 250 metres of Main Street and Lithgow Train Station, this quaint double brick townhouse is a low maintenance and easy care property.

The home has been tastefully renovated and features 2 large bedrooms, a central living room with open fire place, a new kitchen with stainless gas stove, attractive pressed metal splashback, and vented range, and a contemporary bathroom.

A small rear courtyard, sunny front porch, and rear lane access complete the picture.

The property is currently operating as a successful positively geared Air B&B with good forward bookings at an average of \$200 per night.

A charming home with a realistic asking price. Perfect for a retiree, professional couple, or an astute investor.

2 1 0

**FOR SALE**  
\$359,000

### AGENTS

Blake Edgell  
0434 579 426  
bedgell@ljhlithgow.com.au

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0434 579 426  
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### AGENCY

LJ Hooker Lithgow  
(02) 6351 2548

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.

LJ Hooker

## MORE DETAILS

Property ID 1HEJF9X  
Property Type DuplexSemi-detached  
House Size 60 m2  
Land Area 139.1 m2

### Blake Edgell 0434 579 426

Sales Agent | [bedgell@ljhlithgow.com.au](mailto:bedgell@ljhlithgow.com.au)

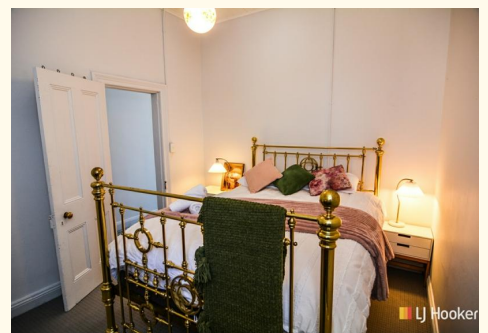
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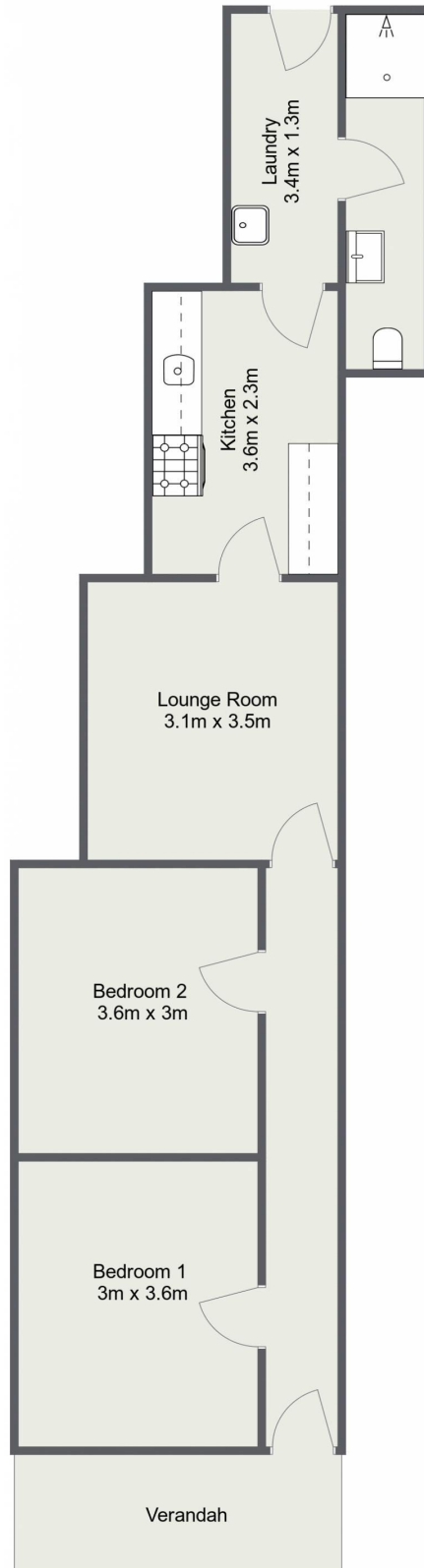
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.